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2004 ANNUAL REPORT

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HISTORY OF THE DEPARTMENT

The Department of Building and Housing Development has been in existence over 30 years for the purpose of planning, implementing and enforcing codes and programs to maximize the use of land and natural resources for the safety, use and enjoyment of property owners and the public. The Department has generally been organized under the Office of the Director including the Bureaus of Housing, Planning and Codes. In 1992, the department was reorganized involving the relocation of the Bureau of Planning so that all three Bureaus were centrally located in Suites 205 and 206 of the Rev. Dr. Martin Luther King, Jr. City Government Center. The reorganization was designed to improve communications between the bureaus, reduce the response time to property owners and businesses, expand the citizen participation process and community outreach, and maximize the efficient use of resources. A new Plans and Permits Unit was established to link all phases of the development process providing a single point of contact for planning development projects, reviewing plans for compliance with all applicable codes, and synchronizing approvals from the various Boards and Commissions. The Unit, which meets on a regular basis, also includes representation from the Bureaus of Police and Fire, and the Office of Engineering.

In spite of the reorganization and the fluctuation of staff from its highest complement of 54 to the current number of positions, 40, the Department has been able to provide prompt, courteous service to citizens and businesses. New programs, resources and procedures have been developed to supplement basic services, provide maximum efficiency and cost effectiveness, and to produce measurable results. Grants administration is a major function contributing to the general fund and to resources available for community programs. The staff has been consistently aggressive in diversifying the funding base to compensate for the high percentage of no-taxable real estate. The recruitment, training and management of citizen volunteers have also contributed positively to the department's accomplishments throughout the City.

The Department has maintained a high level of service in its housing production and neighborhood development programs, code enforcement, review of land use applications and minority contracting opportunities. The department also conducts a wide variety of plan reviews, permitting, testing and inspections in the areas of new construction, rehabilitation, health, electrical, plumbing, flooding, zoning, accessibility and historic preservation.

DBHD'S MISSION

Our Mission is to:

Enhance the quality of life in Harrisburg through the development of strong neighborhoods, the creation of a visible difference in the appearance of the City and support for the growth and vitality of our economic and community base.

Our goals are to:

- Promote a well-balanced community through effective planning;
- Promote viable, safe, attractive neighborhoods;
- Promote quality housing and building activities;
- Provide prompt, courteous and responsive customer service;
- Promote a healthy environment for businesses, employees, residents and tourists;
- Increase the population, the percentage of homeownership and the percentage of safe, accessible, occupiable business and residential property.

The objectives of our divisions are:

- **Office of the Director/Bureau of Housing**

Develop strong neighborhoods through the preservation of the existing housing stock, the creation of homeownership opportunities, construction of new housing, and the promotion of the physical, economic and social welfare of the residents.

Measurements and indicators used to evaluate progress include the number of vacant properties acquired; residential dwelling units restored, constructed, occupied and rented or sold; vacant lots returned for taxable use; established Adopt-A-Blocks; public improvement and community facility projects; grants for homeownership, lead hazard reduction, façade improvement, and homeless shelter/services; and technical assistance to for-profit business, non-profit organizations and citizens to identify and secure the resources and programs to meet their needs.

- **Bureau of Codes**

To create safer neighborhoods through aggressive codes enforcement on irresponsible property owners; to foster programs that allow citizens to be a part of the solution; and to provide technical assistance to businesses, consultants and individuals on methods and processes to meet various building, zoning and health codes.

Measurements and indicators used to evaluate progress include the number of plan reviews; building, zoning, plumbing, electrical and health permits issued; property inspections; citations for building, zoning and other code violations and condemnation orders issued; site inspections; buildings cleaned and sealed; certificates of compliance with building, flood, historic and health codes; and technical assistance to businesses, contractors and property owners regarding the development of their plans and property.

- **Bureau of Planning**

To promote orderly future growth and development of the City through long-range comprehensive planning. To promote and facilitate physical development plans; to preserve and enhance districts of historical and architectural significance. To collect, analyze, and distribute timely information on planning and community development issues. To develop and apply the City's Geographic Information System (GIS) to all areas of development including the identification of all pertinent physical attributes of a property (flood plain, historic district, and zoning).

Measurements and indicators used to evaluate progress include the number of development applications reviewed by the Harrisburg Planning Commission, Zoning Hearing Board and Historic Architectural Review Board; environmental reviews and clearances for federally funded programs; implementation of comprehensive and neighborhood plans; research, monitoring and promotion of plans for accessibility and fair housing; and technical assistance to businesses, consultants and property owners on the plan review and permitting process.

The actual accomplishments of each division during 2004 are more fully described in the sections that follow.

OFFICE OF THE DIRECTOR

The Department of Building and Housing Development consists of 40 staff assigned to the following operational divisions: Office of the Director, Bureau of Codes, Bureau of Housing, and Bureau of Planning. The Office of the Director is responsible for directing the operations of the entire department and for managing a number of special projects sponsored by the City and the Harrisburg Redevelopment Authority.

The Director serves as the City's representative on the following boards and commissions:

- Harrisburg Area Transportation Study Committee
- Harrisburg Redevelopment Authority
- Vacant Property Reinvestment Board
- Electrical Board
- Plumbing Board
- United Way Allocation Committee
- Community Building Campaign
- Enterprise Consortium
- Collaboration for a Healthier Harrisburg
- Citywide Health Task Force
- Community Center for Technology and The Arts Task Force
- Industrial Trades Advisory Committee – HACC
- Capital City Economic Development Corporation
- Harriscom
- Urban Studio Task Force
- Keystone Opportunity Zone Consortium

Throughout the year, the Director advised the Pennsylvania League of Cities and Municipalities, area colleges, The Center for Independent Living, Pennsylvania Housing Finance Agency and local legislators on matters relating to code enforcement, accessibility, health, urban redevelopment law, public infrastructure, reinvestment projects, employment and training programs, and the property condemnation process.

The Director continued to work with federal, state, and local agencies to identify grant opportunities for a wide variety of projects that were in various stages of development. Most of these projects represent initiatives identified and supported in the Neighborhood Action Strategies. Specific projects included collaboration with the Greater Harrisburg Foundation on grant seeking and writing and the development of a campaign to strengthen the capacity of private non-profit agencies to improve the financial stability of their facilities and operations.

Transportation projects included the administration of a federal discretionary grant for Modern Transit Partnership in the promotion of the regional light rail system; the administration of funds for the Center for Community Building which provides transportation for City residents to health care and employment sites; the promotion of a new Capital Area Transit bus line on South 17th Street; and the development of additional funds, final specifications and clearances for the upgrade of the Harrisburg Transportation Center to enhance security, improve energy efficiency and increase accessibility under the historic Secretary of Interior's Standards. Efforts continued to extend leasing opportunities at the Station with AMTRAK and included the renewal of two existing leases and a new lease with the Urban Studio.

Collaborative efforts with Harrisburg Area Community College and Messiah College continued on the development of new student housing, expanded internships, a bio-diesel project, a commercial kitchen incubator, the expansion of HVAC, home remodeling and horticulture curriculums, the support of business services for students graduating from construction trades curriculums and the incorporation of practical work experiences for students on DBHD properties, namely 1701 North 3rd, the PAL Building, the Domestic Linen Supply Building, and several residential properties. Work continued on the acquisition and development of properties for an expanded urban campus in the Midtown.

Numerous funding activities occurred including the sale of City and School tax liens, bonds for the Commerce Bank Park project, taxable bonds for the Hilton Hotel, modifications of the promissory note for the Jewish Community Center, a construction loan for renovation of the Transportation Center, redemption of the bonds for the North 7th Street Office Building, and bonds for Sylvan Heights Science Charter School.

Administration activities conducted on construction projects included the architectural design and specifications for the Train Station, the development of specifications and bids for the replacement of the playing field and design work on the stadium, environmental and structural assessments for PAL and Hamilton Laundromat, demolition of Zommit Cleaners, redevelopment of Maclay Apartments, and the design and development of International House.

The administration of the Enterprise Community and the Keystone Opportunity Zone continued with a variety of marketing activities, several tours of the projects and two monitoring visits conducted.

In addition to identifying new revenue opportunities, the Director provided technical assistance to developers, builders, property owners and agencies that were seeking financing alternatives, potential sites, and/or other public incentives for their development/expansion projects. Specific solicitations involved meetings with WALMART and GIANT Foods representatives and the owners of several industrial properties on 17th Street.

From September 17th through the 24th, department staff responded to a flood, distributing information to assist businesses and residents in the preparation for and cleanup after the flood. A boil water advisory was distributed to all affected food service establishments. Re-entry teams conducted property inspections and a post flood survey was conducted to confirm the extent of property damage and to improve the accuracy of mapping the affected areas at specific elevations of the water. The command vehicle parked in Shipoke improved the efficiency of the reentry teams who were able to issue on-the-spot permits, track and record inspections, respond to professionals and contractors in the field, and provide personal support to citizens traumatized by the event.

BUREAU OF HOUSING

SUMMARY OF ACCOMPLISHMENTS

New or rehabilitated single-family homes produced.....	163
New or rehabilitated single-family homes under development.....	56
New or rehabilitated single-family homes on the market.....	71
<i>(11 houses, 60 Lots)</i>	
New or rehabilitated single-family homes sold.....	77
New or rehabilitated rental units assisted.....	7
New or rehabilitated rental units under development	304
Ethnic Statistics for DBHD Housing Initiatives	
Caucasian:	37%
African-American:	57%
Hispanic:	5%
Asian:	1%

Average rehabilitation costs (including lead hazard reduction)

Homeownership Opportunities Program: \$97,794

Home Improvement Program: \$20,630

Properties acquired for development: 225

Properties sold for development or other Community facilities and shelters renovated: 6

HOMEOWNERSHIP PROGRAMS AND PROJECTS – DBHD INITIATIVES

Homeownership Opportunities Program (HOP): Through the HOP program, the City acquires blighted vacant houses for rehabilitation and sale to owner-occupants. The City, developers or non-profit agencies perform rehabilitation. DBHD completed the rehabilitation of eight (8) single-family dwellings for sale to low and moderate-income owner-occupants. The project is funded through CDBG and Lead Abatement Grants.

Address	Contractor	Completion	Lead Amount	Total Rehab Cost
1156 Mulberry	Navarro	10/19/04	\$7,825	\$102,275
113 N. 17 th	I.D. International	12/28/04	\$3,775	\$107,860.34
527 Seneca	Kemar, Inc.	05/07/04	\$18,060	\$94,420
1930 N. 3 rd	Weluilt General			
1914 N. 3 rd	Kemar, Inc.	07/15/04	\$19,565	\$102,779.75
1900 N. 3 rd	Navarro	06/18/04	\$13,650	\$102,360
280 Muench	Navarro	06/18/04	\$15,045	\$108,583
1703 N. 3 rd	Welbuilt General			
328 Harris	Navarro	09/24/04	\$14,920	\$99,754
430 Harris	Navarro	01/06/04	\$14,315	\$81,512
Totals			\$107,155	\$799,544.09

An additional one unit was under construction at year's end. Work on all units included lead hazard reduction.

Address	Contractor	Progress
715 N. 17 th St.	Navarro	30%

The City had two homes for sale to owner-occupants at year-end.

The City sold 14 HOP properties.

- Buyer income: one - 0 to 30% MFI; three - 31to 50% MFI; eight - 51to 80% MFI and two - over 80% MFI. (**MFI = Median Family Income**)
- Buyer Ethnicity: 7% Asian, 7% Hispanic, 64% African American. Caucasian buyers purchased 29% of the remaining homes.
- Buyer Gender: 65%of buyers were Female Head of Household.

Address	Closing Date	Sale Price
2241 N. 6 TH	04/29/04	\$42,500
1413 Market	02/09/04	\$39,500
32 S. 17 TH	03/30/04	\$65,771
37 S. 17 TH	03/30/04	\$52,900
336 S. 17 TH	07/30/04	\$39,000
2160 N. 17 th	07/09/04	\$41,500
328 S. 13 th	03/30/04	\$56,000
342 S. 13 th	11/29/04	\$55,900
401 S. 13 th	01/21/04	\$59,900
1414 Marion	02/06/04	\$50,000
630 Kelker	06/29/04	\$42,500
113 N. 17 th	12/29/04	\$52,900
1518 State	04/26/04	
2344 N. 6 th	03/05/04	\$44,000
527 Seneca	11/19/04	\$50,000
515 Seneca	04/28/04	\$41,500
1914 N. 3 rd	09/16/04	\$62,000
280 Muench	11/15/04	\$62,000
328 Harris	11/30/04	\$64,900
430 Harris	03/30/04	\$61,900
TOTAL		\$984,671

HOP Investor Rehabilitation: The HOP Investor program encourages developers to purchase publicly owned single-family property, which is in need of extensive rehabilitation. The Developer assumes the responsibility for financing, marketing and sales of the property. The City provides "gap" financing in an amount equal to the difference between the reasonable cost of required repairs and the net funds generated by the sale of the property at prevailing neighborhood values.

Address	Status
1930 N. 3 rd Street	Completed project that was renovated and sold to a new homeowner
226, 228 Hamilton Street, 1701-A Green Street	Completed project that converted a 12-unit apartment building into 3 single-family homes
1703 N. Third Street	Completed project that was renovated and sold to a new homeowner

Homeownership Impact Loan (HIL): The HIL Program provides forgivable loans of up to \$10,000 to help stable renters buy the single-family home they currently rent. To qualify, homebuyers must be low/moderate income, have occupied the property for over one year and qualify for a mortgage.

Six loan closings, disbursing a total of \$60,000, were held:

ADDRESS	CLOSING DATE	PRICE
519 Division Street	1/16/2004	\$ 59,000
151 Sylvan Terrace	3/04/2004	\$ 51,500
2706 Lexington Street	7/23/2004	\$ 62,900
60 North 17 th Street	9/22/2004	\$ 58,900
1168 Mulberry Street	10/25/2004	\$70,000
1124 Rolleston Street	11/24/2004	\$74,900
Total		\$376,700

- The racial ethnic characteristics of the participants were: 66% African American, (four), 17% Hispanic (one), and 17% Caucasian (one).
- Buyers incomes ranged in the 60-80% MFI, one ranged in the 31-50% MFI, one ranged in the 50-60%MFI and one ranged in the 0-30% range. Four buyers were female-headed households.
- The average sales price was \$62,867.

Mortgage Tax Credit Certificate Program (MCC): The City of Harrisburg, in conjunction with Pennsylvania Housing Finance Agency (PHFA) issues MCC's. This program provides financial assistance to "first-time homebuyers" for the purchase of a single-family residential property, up to four-units, within the City of Harrisburg corporate limits. The Harrisburg City MCC tax credit reduces the federal income taxes of qualified borrowers purchasing qualified homes; thus having the effect of a mortgage subsidy. In 2004, seven certificates were issued.

Home Improvement Program (HIP): The HIP Program provides grants and loans for the rehabilitation of homes owned and occupied by low- and moderate-income homeowners.

16 homes were completed; seven of these homes also received lead hazard reduction.

- Of the homes completed, 16 were Female Head of Households, one was a Male Head of Household, and three were elderly.
- Buyer Ethnicity: 81% were African American, 13% were Hispanic and 6% were Caucasian.
- Average rehabilitation cost: \$22,105

Address	Contractor	Completion Date	Private \$	Lead \$	City Grant	Loan	Total Rehab \$
1400 S. 14 th	Bo's Construction	3/24/04		2,675	15,000	2,247	19,922
1240 Rolleston	BCE	9/28/04			14,760		14,760
203 S. 20 th	CAT Carpentry	4/13/04		15,990		1,327	17,317
1409 S. 14 th	KEMAR	3/4/04			14,650		14,650
219 N. 14 th	KEMAR	7/13/04		11,330		17,301	28,631
2225 Green	BCE	9/28/04			18,872		18,872
318 Crescent	NuHaus, Inc.	5/11/04			21,493		21,493
205 Muench	NuHaus, Inc.	7/2/04		24,470		18,485	42,955
1224 Bailey	NuHaus, Inc.	6/30/04			11,425		11,425
1109 N. 16 th	CAT Carpentry	10/5/04		15,480		3,531	19,011
318 S. 17 th	Elena's	10/25/04				13,255	13,255
1810 Holly	BCE	11/10/04		13,010	11,115		24,125
2042 Berryhill	NuHaus, Inc.	6/2/04			14,325		14,325
1502 North	NuHaus, Inc.	1/29/04				15,720	15,720
2042 Zarker	KEMAR	11/22/04			18,299		18,299
318 S. 17 th	Elena's	12/6/04		21,146	31,253.31		52,399.31
Totals			\$ 0	\$104,101	\$171,192.31	\$71,866	\$347,159.31

An additional thirteen properties were under construction:

Address	Progress
203 Muench	50%
29 N. 20 th	95%
1802 Penn	99%
2040 Green	99%
208 N. 15 th	99%
2449 Rudy	80%
2435 Reel	75%
1618 ½ N. 5 th	10%
1209 Bailey	85%
2215 Logan	40%
75 Disbrow	15%
1325 Cumberland	75%

2421 N. 4 th	15%
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Credit Counseling: Home Improvement Program applicants that have credit problems due to delinquent taxes or utilities bills are referred to the Consumer Credit Counseling Service (CCCS) for credit counseling and then are encouraged to reapply or have their applications reviewed again. 15 HIP applicants were referred for credit counseling.

Lead Based Paint Hazard Control Program: The City's Lead Based Paint Hazard control Program addresses lead hazards in residential properties, provides code inspections of rental properties and public education activities.

The program is funded by a \$3 million dollar HUD Lead Hazard Control Grant and the PA Department of Health's HUD Lead Hazard Control Grant in the amount of \$530,027.00. Technical assistance is provided through the PA Department of Health's Childhood Lead Poisoning Prevention Program (CLPPP).

In 2004, 41 properties received dust wipe clearances, including 25 that were performed at rental properties, nine that were performed on HOPS and seven that were performed on HIPS. An additional 25 properties in the HIP and HOP and Section 8 programs had received lead based paint and risk assessments and were under consideration for rehabilitation during the upcoming year.

The Department of Building and Housing Development provides education about lead poisoning prevention at daycare centers, Head Start Programs, Health Fairs and other venues throughout the City and county. The Lead Poisoning Prevention Education Program utilizes "Stomp", the DBHD lead mascot, to assist in spreading the message of "Stomping Out Lead Poisoning" to children. The areas emphasized are hand washing, eating a healthy diet, wiping your feet when you come in from outside, staying away from peeling and chipping paint, and seeing the doctor for a blood test. The lead nurse displays pictures of these actions and "Stomp" pantomimes them for the children. The children stand, sing and join the "Stomp dance", thus reinforcing the message. Participants receive a "Stomp T-shirt", coloring book and sticker as well as lead poisoning prevention pamphlets to take home for their parents.

The educational program, utilizing "Stomp", was presented at the YMCA daycare center, Foose Elementary REACH Program, Lincoln Elementary REACH program, and the Melrose Elementary REACH program. "Stomp" also presented his program at three Head Start centers in the City of Harrisburg. An updated version of the program was presented during a Mayoral Press Conference for National Lead Poisoning Prevention Week at Foose Elementary School.

The lead nurse also presented educational lectures at the Nurse Family Partnership and for the Dauphin County Children's Task Force and, assisted the CLPPP at Head Start Screenings in the city. She also manned a display regarding lead poisoning prevention at the South Central Pennsylvania Pediatric Physicians Conference. The Nurse is a member of the State of Pennsylvania's Work Group to establish a statewide plan to eliminate childhood lead poisoning by the year 2010. The lead nurse participates in the Dauphin County Safe Kids coalition and is on the Capital Area Head Start Health Advisory Board.

The lead nurse educated families that participate in the City's HIP and the Harrisburg Housing Authority's Section 8 program about lead poisoning prevention. She screens the children's blood lead levels before and after property rehabilitation to ensure that the children living in these homes demonstrate a reduction or elimination of lead poisoning.

Pinnacle Health System's Childhood Lead Poisoning Prevention Program conducts blood lead level screenings at daycare centers, Head Start centers and the Women Infant Children (WIC) clinic. The program also goes door-to-door in the summer offering screening to families in the city's high-risk neighborhoods.

In the Harrisburg area, 1,988 children were screened, and of those children tested, 258 children had lead blood lead levels of 10 µ/dL, high enough to qualify as lead poisoned.

DBHD in Partnership with Private, For-Profit Housing Developers

MarketPlace Town homes: MarketPlace is a City town house development in the Midtown area near the Broad Street Market. In Phases I and II, a total of 38 homes were constructed and all have been sold.

Through a competitive process, the development firm of S&A Homes was selected to build the final, Phase III, at MarketPlace town homes. In 2004, S&A Homes completed soils investigations, development of marketing plan, architectural drawings, detailed financing plans, and related activities. The developer's schedule calls for construction to start in spring of 2005.

In addition to developing lots on the Subdivision Plan for MarketPlace, S&A Homes will develop adjacent vacant HRA-owned land for single-family homes, and has first-option to develop single-family homes on the former Zommit Cleaners site. Phase III can accommodate up to 99 units of new market-rate single-family homes.

Capitol Heights: Capitol Heights represents Harrisburg's latest phased development of 180 new town homes, duplexes and detached homes in Uptown Harrisburg (formerly Lottsville neighborhood). Covering close to 18 city blocks, Capitol Heights is bounded by Harris, Kelker, Susquehanna, and North 5th Streets. Struever Rouse Homes began construction of Phase I in 2000 and continued through 2004. Base home prices for this market rate development range from \$95,000 to \$130,000, but buyers can choose numerous options for an additional price. Buyers can purchase a home for as little as \$1,000 total cash "down"; other incentives include 10-year property tax abatement, mortgage tax credit certificates, and closing cost assistance.

Total private investment, as of December 31, 2003, is \$11.62 million in construction and development costs and \$13.78 million in permanent financing, for a total of \$25.4 million in private investment.¹

To date, Pennsylvania Housing Finance Agency delivered \$1 million of Homeownership Choice Program.

The City supported the privately financed housing development with land acquisition, demolition of 48 structures, and over \$2.5 million in neighborhood improvements, including

¹ Source: Struever Rouse Homes weekly sales report

street reconstruction and paving, installation of water and sewer lines, sidewalks, antique-style street lamps and street trees. In 2004, \$251,931 was invested in additional neighborhood improvements to bring the City's total investment to over \$7.04 million.

Capitol Heights has attained an urban redevelopment goal of mixed-value and mixed-income residency, along with significantly increasing the percentage of owner-occupied residences in Uptown. These are two key goals believed to stabilize communities, improve neighborhood safety, encourage continued investment in residential development, and stimulate commercial/retail development, especially to meet demand of the emerging residential market.

In 2004, 34 homes were completed, and at year's end, the developer had eight homes under construction.

An additional 60 lots are on the market (58 units in Phase 4, and 2 units in Phase 3).

The developer has sold a grand total of 92 homes (one in 2000, 15 in 2001, 27 in 2002, 18 in 2003, 31 in 2004) and had five contracts for future settlements. Actual sales prices, after option purchases, ranged from \$95,720 to \$200,570 with the average sales price of \$143,552. The income range of buyers was \$30,000 to \$175,000. Of new homebuyers in 2004, over 58% are existing residents of the City, almost one-tenth (8.82%) are from the immediate neighborhood, and about one-fifth (21.7%) are minority families.²

A total of 31 homes were sold in 2004:

- Ethnicity statistics for these sales: 23% African American; 3% Hispanic; and 74% Caucasian

1	321 Kelker St.	10/15/04	\$ 200,570.00
2	324 Hamilton St.	3/16/04	\$ 118,450.00
3	343 Kelker St.	4/30/04	\$ 133,845.00
4	345 Kelker St.	5/27/04	\$ 156,550.00
5	1735 N. 4th St.	1/21/04	\$ 149,515.00
6	1733 N. 4th St.	1/12/04	\$ 158,670.00
7	1729 N. 4th St.	6/30/04	\$ 163,695.00
8	1727 N. 4th St.	1/16/04	\$ 151,355.00
9	1725 N 4th St.	1/20/04	\$ 156,565.00
10	1723 N. 4th St.	1/30/04	\$ 146,665.00
11	1721 N. 4th St.	1/12/04	\$ 142,000.00
12	1740 Fulton St.	6/30/04	\$ 158,500.00
13	1738 Fulton St.	3/19/04	\$ 151,595.00
14	1736 Fulton St.	5/27/04	\$ 146,550.00
15	1734 Fulton St.	3/4/04	\$ 157,960.00
16	1703 N. 4th St.	5/21/04	\$ 149,935.00
17	1701 N. 4th St.	5/24/04	\$ 157,450.00
18	1716 Fulton St.	6/29/04	\$ 165,626.00
19	1714 Fulton St.	7/14/04	\$ 132,050.00
20	1712 Fulton St.	8/17/04	\$ 150,935.00
21	1710 Fulton St.	7/21/04	\$ 144,585.00
22	1708 Fulton St.	6/29/04	\$ 132,895.00
23	1706 Fulton St.	7/30/04	\$ 128,600.00

² Source: Struever Rouse Homes "Sales & Buyers" Profile 2004

24	1727 Fulton St.	12/23/04	\$ 160,605.00
25	1725 Fulton St.	12/22/04	\$ 140,050.00
26	1723 Fulton St.	12/30/04	\$ 147,100.00
27	423 Kelker St.	10/15/04	\$ 151,855.00
28	1731 Fulton St.	12/23/04	\$ 139,520.00
29	1719 N. 4th St.	1/21/04	\$ 148,000.00
30	1717 N. 4th St.	3/12/04	\$ 170,920.00
31	1724 Fulton St.	9/21/04	\$ 138,185.00
	Total Sales:		\$ 4,650,796.00

DBHD in Partnership with Non-Profit Housing Developers

Habitat For Humanity: Habitat for Humanity rehabilitates and constructs affordable housing with volunteer labor and donations. Homes are sold at no interest to lower income partner families who invest 350 hours of “sweat equity” into the construction.

The City has provided CDBG funds totaling \$30,000 for the Home Repair Program for program delivery and limited construction contracts where the work requires licensed plumbers and electricians and \$30,000 in HOME funds for the Single-family rehab. A total of \$60,000 was awarded to Habitat in the 2004-2005-contract year.

Habitat for Humanity completed rehabilitation of three homes and construction of one new home.

Address
1516 State Street
1518 State Street
114 Balm Street
26 North 13 th Street (NEW BUILD)

Habitat continued rehab work on six homes and began interior demolition work on another three.

Address	Status
51 North 13 th Street	20% COMPLETE (Awaiting demo of adjacent structures) ON HOLD
116 Balm Street	INTERIOR DEMO BEGUN
1441 Zarker Street	INTERIOR DEMO COMPLETE
119 North 14 th Street	INTERIOR DEMO BEGUN
121 North 14 th Street*	INTERIOR DEMO BEGUN
1422 Zarker Street	99% COMPLETE

** Each of the 3 homes under construction in 2004 was under sales contract.*

One completed structure was occupied by AmeriCorps volunteers and will continue to be used as labor force housing for the duration of the AmeriCorps program with Habitat. The property at 33 North 12th Street will be sold to an eligible homeowner at the end of its use with AmeriCorps.

Address
33 North 12 th Street

Habitat for Humanity sold one home:

Address	Closing Date	Sales Price
1518 State Street	4/26/2004	\$49,900

Habitat for Humanity initiated the Home Repair Program in 2002. The Home Repair Program benefits low-income citizens who currently own their home but are unable to perform maintenance or repair jobs due to physical or financial limitations.

Habitat completed 18 home repairs in 2004.

Address
2340 North 6 th Street
1468 Zarker Street
1423 Zarker Street
2618 North 5 th Street
2247 Greenwood Street
216 Graham Street
304 South River Street
1410 Zarker Street
222 South 15 th Street
208 North 15 th Street
1418 Zarker Street
2017 Whitehall Street
2629 North 5 th Street
1466 Zarker Street
2007 Green Street
1468 Zarker Street
1466 Zarker Street
2231 Swatara Street

Firm Foundation of PA, Inc: The Firm Foundation was awarded \$15,000 in CDBG in 2004 to complete the rehabilitation of 1513 Vernon Street. Specs for the project were completed in October 2004, however work had not begun by the end of the year.

Tri-County Housing Development Corporation (TCHDC): TCHDC's Capital Corridors project involves the acquisition and rehabilitation of vacant single-unit houses on Derry, South 13th and South 17th Streets. Homes are sold to low-income households.

Rehabilitations Completed: Four units were rehabilitated utilizing funding from HOME and PA DCED sources:

Address	HOME Funding	Total Rehab Cost
344 South 13 th Street	\$ 93,048	\$ 124,159
328 South 13 th Street	\$ 72,779	\$ 107,860
37 South 17 th Street	\$127,382	\$127,382
1250 Derry Street	\$113,997	\$113,997
Total		\$ 473,398

Two units were undergoing rehabilitation:

Address
1529 Derry Street
1726 Market Street

Three rehabilitated homes were on the market at year-end:

Address	Sale Price
82 North 17 th Street	\$ 49,000
437 South 13 th Street	\$52,000
1250 Derry Street	\$52,000
Total	\$153,000

TCHDC sold four homes:

Address	Date Sold	Sale Price
328 S. 13 th Street	3/30/04	\$56,000
37S. 17 th Street	3/30/04	\$65,771
336 S. 17 th Street	7/30/04	\$39,900
342 S. 13 th Street	11/24/04	\$48,109
Total		\$209,780

Wesley Union Community Development Corporation (WUCDC): Wesley Union CDC, a certified Community Housing Development Organization (CHDO), is the non-profit sponsor of the Uptown Action Strategy completed in December 2001, and the lead neighborhood agency in its implementation. Activities include neighborhood community building, property acquisition, single-family housing production, resident services, and other activities within the context of the Uptown Action Strategy.

Wesley Union CDC Homeownership Project, Phase I. WUCDC has acquired 2202-2204 North 5th Street and 525-527 Emerald Street to construct three new single-family homes (one on a newly combined parcel at 2202-04 North 5th, and a duplex at 525-527 Emerald). The financing plan for this project was finalized, including \$10,879 in City HOME (FY2000) funds (as 'seed' money); \$95,000 in City HOME (FY2001) funds; and \$100,000 in Pennsylvania DCED (FY2001) funds. Total project budget: \$332,000.

Phase I construction was delayed when final pricing for the project exceeded sources of cash by approximately \$40,000. Wesley Union CDC initiated a value-engineering exercise with an architect, a builder and the City.

WUCDC has completed Phase I and is marketing three properties for sale:

Address	Sale Price
2202 N. 5 th Street	\$60,000
525 Emerald Street	\$60,000
527 Emerald Street	\$60,000
Total	\$180,000

Wesley Union CDC Homeownership Project, Phase II involves additional construction of new single-family homes in Uptown Harrisburg. The site location includes the 600 Block of Schuylkill Street, (609 thru 642). Previously committed funding in place: \$145,000 in City CDBG Program Funds (FY2001), and \$175,000 in HOME Program Funds (2004).

Summit Terrace: The Summit Terrace Revitalization Project involved the construction of new town homes for sale to owner-occupants; 33 homes were completed in Phases I, II, and III. The non-profit developer was Susquehanna Housing Initiatives, a subsidiary of Tri-County HDC, Ltd. All construction activity and home sales were completed in prior calendar years. In 2004, DBHD conducted feasibility studies with several developers and determined that the profitability in developing the remaining vacant lots is insufficient to entice reputable developers. Therefore, this activity will be combined with the redevelopment of existing property and the development of additional, nearby vacant land in Central Allison Hill.

CHRISTMAS IN APRIL – Now named: REBUILDING TOGETHER

Work teams of skilled and unskilled volunteers performed home improvements for 15 low income, elderly and handicapped homeowners one Saturday in April. Most homeowners were referred from the DBHD waiting list for the Home Improvement Program.

DBHD in Partnership with the Redevelopment Authority

Acquisition: The City, through state legislation, has the authority to condemn vacant, blighted buildings for acquisition through the Vacant Property Reinvestment Board. The Board is comprised of representatives from the Harrisburg Redevelopment Authority, Harrisburg Planning Commission, Harrisburg City Council, Department of Building and Housing Development, and a Mayoral citizen appointee. Acquisition is completed on vacant structures for HOP activity and parcels for other potential redevelopment opportunities. Acquisition can also occur through private donation or through the annual Dauphin County Judicial and Repository Sales.

225 properties were acquired during the year:

LEGEND

HOP - Home Ownership Program
TCHDC – Tri-County Housing Development Corp.
HFH – Harrisburg Fair Housing
CAC – Community Action Commission
WUCDC – Wesley Union Community Development Corp.
Central AH – Central Allison Hill
Swatara Cluster – South Allison Hill at 15th and Swatara Streets
CC – Capital Corridors
MAEC – Midtown Arts & Education Campus

ADDRESS	DATE	PURPOSE
88 N 17th Street	2/24/04	HOP
2523 N 6th Street	2/24/04	HOP
1408 Market Street	2/24/04	TCHDC
1410 Market Street	2/24/04	TCHDC
1414 Market Street	2/24/04	TCHDC
1428 Market Street	2/24/04	TCHDC
1403 Regina Street	2/24/04	TCHDC
1403 1/2 Regina Street	2/24/04	TCHDC
1405 Regina Street	2/24/04	TCHDC
1405 1/2 Regina Street	2/24/04	TCHDC
1407 Regina Street	2/24/04	TCHDC
1409 Regina Street	2/24/04	TCHDC
1508 Drummond St	2/24/04	TCHDC
26 N 14th Street	2/24/04	HFH
24 N 14th Street	2/24/04	HFH
22 N 14th Street	2/24/04	HFH
23 Brady Street	2/24/04	HFH
19 Brady Street	2/24/04	HFH
15 Brady Street	2/24/04	HFH
13 Brady Street	2/24/04	HFH
1823 N 5th Street	2/24/04	HOMELAND
1821 1/2 N 5th Street	2/24/04	HOMELAND
334 Boyd Street	2/24/04	MAEC
444 Boyd Street	2/24/04	MAEC

446 Boyd Street	2/24/04	MAEC
1522 1/2 N 5th Street	2/24/04	MAEC
47 N 13th Street	2/24/04	TCHDC
1426-28 Derry Street	2/24/04	CAC
55 N 13th Street	3/17/04	HFH
1611 Market Street	3/17/04	HFH
1607 Market Street	3/17/04	HFH
1605 Market Street	3/17/04	HFH

1424 Derry Street	3/17/04	TCHDC/CAC
512 Emerald Street	3/17/04	WUCDC
510 Emerald Street	3/17/04	WUCDC
444 Delaware Street	3/17/04	MACLAY
561 Woodbine Street	3/17/04	MACLAY
2145 Turner Street	3/17/04	MACLAY
2143 Turner Street	3/17/04	MACLAY
571 Forrest Street	3/17/04	MACLAY
536 Forrest Street	3/17/04	MACLAY
408 Woodbine	3/17/04	MACLAY
1849 N 12th Street	3/17/04	Safe Haven
1827 N 12th Street	3/17/04	Safe Haven
1823 Rear N 12th Street	3/17/04	Safe Haven
1821 N 12th Street	3/17/04	Safe Haven
1817 N 12th Street	3/17/04	Safe Haven
1813 N 12th Street	3/17/04	Safe Haven
1811 N 12th Street	3/17/04	Safe Haven
1809 N 12th Street	3/17/04	Safe Haven
1807 N 12th Street	3/17/04	Safe Haven
1805 N 12th Street	3/17/04	Safe Haven
1823 N 12th Street	3/17/04	Safe Haven
1148 Market Street	4/1/04	CAC
1150 Market Street	4/1/04	Central AH
26 N 17th Street	4/1/04	Central AH
1712 Market Street	4/1/04	Central AH
1714 Market Street	4/1/04	Central AH
10 S 13th St	4/1/04	Central AH
26 S 13th St	4/1/04	Central AH
1647 Market Street	4/1/04	Central AH
1619 Market Street	4/1/04	Central AH
2431 N 6th Street	4/1/04	UPTOWN
2429 N 6th Street	4/1/04	UPTOWN
2421 N 6th Street	4/1/04	UPTOWN
2306 N 6th Street	4/1/04	UPTOWN
2304 N 6th Street	4/1/04	UPTOWN
2302 N 6th Street	4/1/04	UPTOWN
2458 N 6th Street	4/1/04	UPTOWN
2292 N 6th Street	5/26/04	UPTOWN
2150 N 6th Street	5/26/04	UPTOWN
2124 N 6th Street	5/26/04	UPTOWN
1903 1/2 N 3rd Street	5/26/04	CC
1903 N 3rd Street	5/26/04	CC
1901 1/2 N 3rd Street	5/26/04	CC
1247 Market Street	5/26/04	CC
1245 Market Street	5/26/04	CC
1243 Market Street	5/26/04	CC

1163 Market Street	5/26/04	CC
1212 Market Street	5/26/04	CC
1260 Market Street	5/26/04	CC
1262 Market Street	5/26/04	CC
1264 Market Street	5/26/04	CC
1414 William Street	5/26/04	S&A
1412 William Street	5/26/04	S&A
1410 William Street	5/26/04	S&A
339 Peffer Street	5/26/04	UPTOWN
321 Reily Street	5/26/04	MAEC
1617 N 5th Street	5/26/04	MAEC
1615 N 5th Street	5/26/04	MAEC
1266 Market Street	5/26/04	CC
1270-70 1/2 Market Street	5/26/04	CC
1136 Market Street	5/26/04	CC
415 S 13th Street	5/26/04	SAH
60 N 13th Street	5/26/04	Central AH
12 N 13th Street	5/26/04	Central AH
10 N 13th St	5/26/04	Central AH
334 Peffer Street	5/26/04	UPTOWN
332 Peffer Street	5/26/04	UPTOWN
27 N 15th Street	6/28/04	Central AH
23 N 15th Street	6/28/04	Central AH
15 N 15th Street	6/28/04	Central AH
13 N 15th Street	6/28/04	Central AH
189 N 15th Street	6/28/04	Central AH
187 N 15th Street	6/28/04	Central AH
179 N 15th Street	6/28/04	Central AH
177 N 15th Street	6/28/04	Central AH
175 N 15th Street	6/28/04	Central AH
169 N 15th Street	6/28/04	Central AH
157 N 15th Street	6/28/04	Central AH
1559 Walnut Street	6/28/04	Central AH
45 N 14th Street	6/28/04	Central AH
43 N 14th Street	6/28/04	Central AH
1424 Regina Street	6/28/04	Central AH
1422 Regina Street	6/28/04	Central AH
156 N 15th Street	6/28/04	Central AH
154 N15th Street	6/28/04	Central AH
152 N 15th Street	6/28/04	Central AH
1451 Regina Street	6/28/04	Central AH
34 N 15th Street	6/28/04	Central AH
1443 Regina Street	6/28/04	Central AH
1506 Regina Street	6/28/04	Central AH
1508 Regina Street	6/28/04	Central AH
1514 Regina Street	6/28/04	Central AH

1516 Regina Street	6/28/04	Central AH
1520 Regina Street	6/28/04	Central AH
1522 Regina Street	6/28/04	Central AH
1215 Bailey Street	08/13/04	Summit Terrace
1263 Bailey Street	08/13/04	Summit Terrace
1265 Bailey Street	08/13/04	Summit Terrace
129 Balm Street	08/13/04	Summit Terrace
122 N 13th Street	08/13/04	Central AH
49 Balm Street	08/13/04	Summit Terrace
47 Balm Street	08/13/04	Summit Terrace
1210 Bailey Street	08/13/04	Summit Terrace
1257 Walnut Street	08/13/04	Summit Terrace
16 N 16th Street	08/13/04	Central AH
14 N 16th Street	08/13/04	Central AH
12 N 16th Street	08/13/04	Central AH
10 N 16th Street	08/13/04	Central AH
89 N 16th Street	08/13/04	Central AH
87 N 16th Street	08/13/04	Central AH
81 N 16th Street	08/13/04	Central AH
77 N 16th Street	08/13/04	Central AH
39 N 16th Street	08/13/04	Central AH
27 N 16th Street	08/13/04	Central AH
25 N 16th Street	08/13/04	Central AH
1614 Park Street	08/13/04	Central AH
1616 Park Street	08/13/04	Central AH
1618 Park Street	08/13/04	Central Ah
16 N 15th Street	08/13/04	Central AH
14 N 15th Street	08/13/04	Central AH
1527 Regina Street	08/13/04	Central AH
1521 Regina Street	08/13/04	Central AH
1328 Hunter Street	08/13/04	Swatara Cluster
1324 Hunter Street	08/13/04	Swatara Cluster
416 Buckthorn Street	08/13/04	Swatara Cluster
638 Woodbine Street	9/2/04	UPTOWN
634 Woodbine Street	9/2/04	UPTOWN
632 Woodbine Street	9/2/04	UPTOWN
647 Woodbine Street	9/2/04	UPTOWN
643 Woodbine Street	9/2/04	UPTOWN
641 Woodbine Street	9/2/04	UPTOWN
639 Woodbine Street	9/2/04	UPTOWN
637 Woodbine Street	9/2/04	UPTOWN
635 Woodbine Street	9/2/04	UPTOWN
609 Oxford Street	9/2/04	UPTOWN
606 Seneca Street	9/2/04	UPTOWN
604 Seneca Street	9/2/04	UPTOWN
602 Seneca Street	9/2/04	UPTOWN

600 Seneca Street	9/2/04	UPTOWN
628 Woodbine Street	9/2/04	UPTOWN
618 Woodbine Street	4/1/04	UPTOWN
616 Woodbine Street	4/1/04	UPTOWN
606 Woodbine Street	4/1/04	UPTOWN
604 Woodbine Street	4/1/04	UPTOWN
602 Woodbine Street	4/1/04	UPTOWN
600 Woodbine Street	4/1/04	UPTOWN
334 S 16th Street	9/16/04	Swatara Cluster
336 S 16th Street	9/16/04	Swatara Cluster
338 S 16th Street	9/16/04	Swatara Cluster
327 S 16th Street	9/16/04	Swatara Cluster
337 S 16th Street	9/16/04	Swatara Cluster
339 S 16th Street	9/16/04	Swatara Cluster
341 S 16th Street	9/16/04	Swatara Cluster
343 S 16th Street	9/16/04	Swatara Cluster
1409 Swatara Street	9/16/04	Swatara Cluster
1411 Swatara Street	9/16/04	Swatara Cluster
1413 Swatara Street	9/16/04	Swatara Cluster
1419 Swatara Street	9/16/04	Swatara Cluster
1421 Swatara Street	9/16/04	Swatara Cluster
1423 Swatara Street	9/16/04	Swatara Cluster
1425 Swatara Street	9/16/04	Swatara Cluster
1427 Swatara Street	9/16/04	Swatara Cluster
1429 Swatara Street	9/16/04	Swatara Cluster
1511 Swatara Street	9/16/04	Swatara Cluster
1513 Swatara Street	9/16/04	Swatara Cluster
1521 Swatara Street	9/16/04	Swatara Cluster
1523 Swatara Street	9/16/04	Swatara Cluster
1527 Swatara Street	9/16/04	Swatara Cluster
1529 1/2 Swatara Street	9/16/04	Swatara Cluster
1531 Swatara Street	9/16/04	Swatara Cluster
1533 Swatara Street	9/16/04	Swatara Cluster
1537 Swatara Street	9/16/04	Swatara Cluster
1543 Swatara Street	9/16/04	Swatara Cluster
1507 Compass Alley	9/16/04	Swatara Cluster
1529 Swatara	5/27/04	Swatara Cluster
340 Boyd	4/2/04	MAEC
1524 N. 5th	12/2/04	MAEC
427 Kelker Alley	10/27/04	MAEC
429 Kelker Alley	10/27/04	MAEC
429 B Kelker Alley	10/27/04	MAEC
429 ½ Kelker Alley	10/27/04	MAEC
431 Kelker Alley	10/27/04	MAEC
1517 Fulton Street	10/27/04	MAEC

439 Boyd	10/27/04	MAEC
441 Boyd	10/27/04	MAEC
443 Boyd	10/27/04	MAEC
426 Reily	10/27/04	MAEC
428 Reily	10/27/04	MAEC
1425 N. 3rd	10/18/04	MAEC
1427 N. 3rd	10/18/04	MAEC
1429 N. 3rd	10/18/04	MAEC
1537 Vernon	10/18/04	TCHDC

Sale of Vacant Lots: A total of sixteen lots were sold:

29 N. 16th Street sold on 11/9/04 for \$500 to Pedro Rodriquez.

50 N. 13th Street sold on 4/12/04 for \$500 to Blanca Torres.

1001 Hemlock Street sold on 4/1/04 for \$8,000 to FLS Freight Land & Sky, for security and business expansion.

1321, 1323, 1325, and 1327 Thomson Street sold to Keystone Commercial Development at Mt. Pleasant Plaza.

Nine parcels were sold to Struever Bros. Eccles & Rouse for Phase II at Capitol Heights.

RENTAL PROJECTS AND PROGRAMS

Maclay Street Development: The US Department of Housing and Urban Development (HUD) foreclosed on the 301-unit Maclay Street Apartments in December 2000. City officials convinced HUD to partner with the City in the redevelopment of this project, expanding the plans to include significant renovations, select demolition, new construction, and to deliver over \$11 million in HUD's Up-Front Grant funding to ensure the project's success.

In 2001, the City, through a competitive process, selected Uptown Partners, LP, a partnership between Landex of Maryland (Landex) and Struever Brothers, Eccles & Rouse (SBER) to redevelop the site from the 301 existing units into a mixed-value/income development of 222 affordable rental units and 65 for-sale single-family homes. Uptown Partners conducted ground surveys and a design charrette, prepared detailed drawings, and initiated work related to final plans and specifications for construction. Through a land lease, Uptown Partners was given property management for all properties until final assembly of financing. By this year's end, the 222 rental units were sold to Uptown Partners, and they began the process of relocating tenants as necessary. DBHD and Uptown Partners continued active dialogue with local non-profits and service providers to develop partnership opportunities in delivering services to future residents in the 222 rental units.

The Pennsylvania Housing Finance Agency awarded Low Income Housing Tax Credits (LIHTC) to Maclay's redevelopment. The financing plan was finalized, including \$8.65 million equity raise from LIHTC syndication, \$11.09 million in Upfront Grant funds, \$975,000 in City CDBG funds, and \$7.5 million in private financing, for a total development cost of over \$27 million. Struever Rouse Homes secures \$2.363 million in PHFA Homeownership Choice funds for 71 single-family homes in the redevelopment of Maclay.

In 2004, demolition, new construction and substantial renovations of the 222 rental units began in earnest. Of the 222 rental units, 50 were completed and placed in service and of the 50 units, 37 were leased. Newly named: 'The Residences at Governor's Square', \$5.169 million in Construction Contracts let in 2004, \$2.189 million was awarded to Minority Business Enterprise (42%) and \$15,900 to Women Business Enterprises (0.31%).

In 2004, the land development plans were completed and received governmental approvals for the 71 new single-family homes. Construction Drawings, engineering, and architectural drawings were substantially completed, and construction expected to begin in Spring 2005.

Mt. Pleasant Apartments: The Housing Bureau continued to work with the partnership of Tri-County Housing Development Corporation and S&A Homes to renovate deteriorating properties on Market and Derry Streets in South Allison Hill for affordable rental housing. When complete, in 2005, the Mt. Pleasant Apartment project (originally called Allison Hill Phase 3) will comprise 48 rental units along the 1400 block of Market Street and the 1500 block of Derry Street.

The \$7.6 million Project is principally funded through syndication of Federal Low Income Housing Tax Credits which PHFA awarded the project in 2004. The City issued a loan guaranty for the project in the amount of \$823,000. Half of the funding came from HOME funds, the other half from the HUD Lead Hazard Control Grant. In 2004, the project moved through the planning phase, preparing for zoning and land development application at year's end.

Rental Rehabilitation Program: The Rental Rehabilitation Program provides low interest, long-term loans for rehabilitation of quality, affordable rental units. Low- or moderate-income households must occupy 51% of the units. No funds were available for this program during the year; however, lead abatement assistance was provided for rental properties occupied by Section-8 assisted families. Ethnicity statistics for these units are: 88% African American, 6% Hispanic and 6% Caucasian.

DBHD distributed lead grants totaling \$266,933 for the rehabilitation of 24 units:

Address	Developer	Private Investment	Total Public Funds
1800 N. 3 rd (1)	Renovations		\$16,000
2528 Lexington (2)	MAR	\$1,122.00	\$20,948
337 S. 15 th (1)	Bill Culwell Enterprises		\$10,570
2217 Logan (1)	MAR	\$1,840	\$10,625
2107 Derry (1)			\$6,401
264 Seneca (1)	MAR	\$1,400	\$12,500
2359 Luce (1)	Renovations	\$1,204	\$8,976
274 Muench (1)	Renovations	\$1,410	\$10,570
265 Delaware (1)	MAR	\$1,503	\$12,500
638 Muench (1)		\$79.69	\$12,500
340 Brook (1)	Renovations		\$8,040
2209 Logan (1)			\$12,500
324 S. 13 th	Russell P. Blust		\$10,985
338 Brook (1)	Renovations		\$4,085
611 Radnor (1)			\$8,061
444 Muench (1)	Bill Culwell Enterprises		\$9,827
2045 Green (1)	MAR	\$2,128	\$12,500
1731 Carnation (1)	Renovations		\$10,570
337 Maclay (1)	Bill Culwell Enterprises	\$6,425	\$12,500
1405 Vernon (1)	Renovations	\$650	\$12,500
1614 Regina (1)		\$2,731	\$12,500
601 S. 23 rd (1)			\$9,785
339 S. 15 th (1)	Renovations		\$8,990
3225 N. 3 rd	MAR	\$1,905	\$12,500
Total Units – 25		\$22,397.69	\$266,933

At year-end, rehabilitation of four properties was in progress:

Address	Developer	Private Investment	Total Public Funds
1935 Zarker	MAR		\$12,030
1850 Park	Arvey		\$24,760
1926 Zarker	MAR	\$1,180	\$12,500
1443 Berryhill	MAR	\$1,374	\$11,760
Total Units - 4		\$ 2,554	\$ 61,050

NEIGHBORHOOD FACILITIES

Mount Pleasant Hispanic American Center: This project involves the substantial renovations of an historic former school building at 301 South 13th Street (in the Enterprise Community) to preserve the building, update major systems, and comply with local and federal building, environmental, historical, energy efficiency, and accessibility requirements.

The Center provides a host of services to the South Allison Hill and Hispanic community: case management, a food bank, a clothing bank, English as a Second Language, employment services, drug and alcohol counseling, GED classes, after-school tutoring, a day care center, and a family clinic.

The City has allocated a total of \$958,185.00 in CDBG funds since FY93.

Funds were awarded in 2004 for electrical, plumbing, and mechanical systems renovations to three classrooms on the center's second floor.

Bruce Barclay completed complete electrical system upgrade in August 2004. Service distribution to classrooms will be completed as rooms are renovated.

Also in August 2004 a storm caused severe damage to the Center's chimneys. Houck & Co. was selected to begin Phase I of chimney repair. At the end of 2004, Houck was working with a preservation engineer to determine the best course of action for chimney repair and in-kind replacement.

Central Allison Hill Community Center: Central Allison Hill Community Center, a recreational facility at 1524 Walnut Street received CDBG allocations for HVAC repairs and installation of a sprinkler system and restrooms for a daycare center.

CDBG Allocations: \$128,500.00 (FY95, 97, 99, 00, 01, 02, 03)

Jackson Enterprises completed repairs to the center's kitchen floor, framed in a new storage room and replaced a commode in the ladies room in November 2004.

Camp Curtin YMCA: The City allocated CDBG funds for improvements to the Camp Curtin YMCA that serves a low/moderate income area in Uptown Harrisburg. Funded improvements include lighting upgrades in the gymnasium and stage, installation of fire doors, painting of the pool ceiling and replacement of gymnasium bleachers.

CDBG Allocations: \$487,500 (FY 99, 01, 02, 03, 04)

McClure completed gymnasium and stage lighting upgrade in February 2004. With 2004 funding Camp Curtin completed the repainting of the pool ceiling, replacement of the pool door, and at the close of 2004, had chosen a bidder for the installation of the new ADA accessible bleachers in the gymnasium. Work will be completed on the bleacher installation in February 2005.

Hamilton Health Center: Hamilton Health Center, with healthcare facilities located at 1821 Fulton St. and 1650 Walnut St., received CDBG allocations for siding installation, repair and painting of stucco, repaving of the parking lot, replacement of fencing and sign/awning installation at the Walnut Street facility.

CDBG Allocation: \$297,000 (FY 00, 01, 02, 03, 04)

Hamilton Health Center completed installation of siding on the front of the Walnut Street facility, repair and painting of stucco at the facility, expansion, resurfacing and relining the parking lot, installation of a new fence at Walnut Street and installation of a new sign and awning at the facility.

At the close of 2004, work was underway on the installation of new exterior signs at the Walnut Street facility and replacement of the dental exhaust fan.

Pride of the Neighborhood Academies: Pride of the Neighborhood received CDBG funds in 2003 for the replacement of the flat roof at their facility at 501 Seneca Street.

CDBG Allocation: \$51,883 (FY 92, 98, 00, 03)

Pride bid out the roof work in April 2004. In an effort to comply with the Davis Bacon Wage requirement, Pride decided to pay for the roof with reserve funds and focus their CDBG funds on the repair to classrooms damaged by roof leaks. At the close of 2004, this work had not been bid yet.

NEIGHBORHOOD IMPROVEMENT INITIATIVES

Weed & Seed Program: Implementation of the Weed and Seed Revitalization plan continued in 2004. With the support of the TALL Team and AID Team, the Weed and Seed program has sponsored about five neighborhood cleanups. The Dauphin County Adult Probation and work release staff has assisted in all cleanups and continue to work with the Weed and Seed program in a variety of ways. Work release participated with the TALL team in improving ten facades of homes in the target area, all of which were identified by TALL team members.

Through the Quality of Life grant from PCCD three blighted buildings were demolished in 2004.

In July, DCED awarded an Elm Street grant to the Community Action Commission to provide funds for façade and infrastructure improvements.

Elm Street Program: The Community Action Commission (CAC), on behalf of the South Allison Hill community (Census Tract 213) was one of only four communities in the state to receive the complete package of Elm Street Program grants. The Elm Street Program was established in 2004 as part of Governor Rendell's Economic Stimulus Package. The program was formed under the premise of reinforcing the residential community that supports the local business district. CAC received three grants to support this effort.

- **Planning Grant** - \$25,000: support streetscape design for 200 block of South 13th Street and 11-1300 block of Mulberry Street; design guidelines for façade improvement program
- **Administrative Grant** (Elm Street Manager) - \$50,000— supports the hiring of an Elm Street manager to facilitate program. A manager was hired in September after Governor Rendell's official award announcement.
- **Residential Reinvestment Grant** - \$250,000-\$125,000 for infrastructure improvements and \$125,000 for façade improvements on off-corridor streets. The guidelines and application package for the façade improvement program were developed by the Elm Street Manager with the support of the committee and approved in December 2004.

Adopt-A-Block Program: DBHD provides neighborhood signage identifying the groups, businesses or individuals who have adopted blocks. DBHD also provides clean up equipment, brushes, rakes, shovels, bags, safety vests and garden gloves to help groups conduct neighborhood cleanups and beautification projects.

129 captains have adopted a total of 237 blocks.

Adopt-A-Lot Program: Individuals or groups can lease publicly owned vacant lots for \$1 per year for urban gardening.

27 adjacent property owners or community groups adopted 73 lots in 2004. This is a 300% increase in the number of adopted lots citywide!

Façade Improvement Program (FIP): The FIP program provides reimbursement grants of up to \$2,500 per building elevation for facade improvements to residential and mixed-use properties on the Capital Corridors. A \$4,500 reimbursement grant is available to owner occupants who are below 50% Median Family Income. While no new funding was allocated for this program, the following activity utilized funding from previous years.

- Four projects were completed during the year for three single-family owner occupant structures, one multi-family structure, 431 Hamilton St. has been completed and final inspected. The homeowner is suing contractor so the funds have not been disbursed.

Address	FIP Grant	Private Funds	Total Cost
2011 N. 3 rd	\$2,500.00	\$3,900.00	\$6,400.00
1606 Susquehanna	\$2,086.70	\$201.85	\$2,288.55
431 Hamilton	\$1,780.00	\$1,780.00	\$3,560.00
432 Harris	\$1,401.00	\$1,401.00	\$2,802.00
Totals	\$7,767.70	\$7,282.85	\$15,050.55

COMMUNITY DEVELOPMENT PROJECTS

Commercial/ Industrial Property Acquisition/Disposition: DBHD marketed vacant commercial properties located along the Third Street Capital Corridor:

- The PAL Building (1110 N. 3rd Street): DBHD is developing the planned re-use of the site as a type of 'Wellness Center' with several potential partners. Numerous tours of comparable facilities were conducted to identify construction and operating costs. The property has over 29,000 square feet of raw space, a swimming pool, and a gymnasium. The estimated renovation costs are approximately \$3.8 million. A number of public and private entities expressed interest in redeveloping the property. Lack of parking appears to be the biggest impediment at this time.
- The Furlow Building (1222-1224 North 3rd Street) is under sales agreement with Dorgan & Zuck. The potential designated developer has been working to close a financial gap of \$450,000.

Other properties include:

- 1130 Herr Street, DBHD is working with a developer to develop this vacant lot into a 10,000-sq. ft. warehouse/office space. The final plans have been submitted and approved by all government agencies.
- 1600 South Cameron Street (1099 Elliott Street) & 1650 South Cameron Street - Susquehanna Valley Organics, was designated developer of the parcel by the HRA. A \$60,000 Industrial Sites Re-Use Grant was procured by the Bureau and was co-administered by the Bureau and the City Engineer's office, to complete the Phase II environmental clean-up of the property.
- The 2004 Continuum of Care Application to HUD included a proposal to construct a Safe-Haven facility for the chronic homeless, within the Cameron Street Commercial corridor at the following location:

1805 N. 12th
1807 N. 12th
1809 N. 12th
1811 N. 12th

1813 N. 12th
1815-17 N. 12th
1821 N. 12th
1823 N. 12th
1823 RR N. 12th
1827 N. 12th
1849 N. 12th

Allison Hill Automotive

- The City of Harrisburg completed acquisition of 47 South 14th Street, the 4-acre site known as Allison Hill Automotive.
- On April 8, 2004 settlement occurred with Jennie Rose, LLC transferring 47 South 14th Street to the Redevelopment Authority in exchange for 8 HOPS (1404 Derry, 1406 Derry, 261 Delaware, 1726 Carnation, 1728 Carnation, 2427 Reel, 2459 Reel, 2465 Reel) and three lots (1722 Carnation, 2118 Green and 2120 Green) which Jennie Rose are required to sell or rent to low/moderate income individuals as spelled out in the Redevelopment Agreement signed February 3, 2004.
- HRA has entered into an agreement with the Community Action Commission for the marketing of the Auto site. The agreement also grants the City \$60,000 for assessment, cleanup, fencing and other costs related to the maintenance or carrying costs of this property.
- Skelly and Loy, Inc was selected to complete the Phase I Environmental Site Assessment for 47 South 14th Street (Allison Hill Automotive) and 124 South 17th Street (City owned parcel north of 47 South 14th, former Conrail line donated to the City of Harrisburg by Conrail in 1971). Skelly and Loy completed the Phase I report in June 2004 which indicated a need to further explore conditions on the site.
- A Letter of Intent was submitted to DCED for Industrial Site Reuse Program funds in August. DBHD received an invitation to submit the Single Application for Assistance to PADCED for Industrial Site Reuse Program Funds on 11/03/04.
- Housing staff coordinated on-site debris removal activity in preparation for subsurface soil testing on site in November. Staff is also working with CAC and consultant Dan Lispi on completing a Business in our Sites and Commonwealth Capital grant for this and the industrial park area. Our invitation correspondence noted that funds were no longer available for the current fiscal year, but that funds for remediation would potentially be available beginning July 2005.
- Phase II Environmental Site Assessment began in early November. At the end of 2004, on-site testing continued. A report to DBHD will be available upon completion of the Phase II ESA.

ECONOMIC DEVELOPMENT INITIATIVES SPECIAL PROJECTS GRANT

The City of Harrisburg and Modern Transit Partnership continued to implement the EDI-Special Projects Grant. MTP has used this funding in 2004 for the following activities:

- Implemented a strategic communications plan to raise awareness of the need for transportation alternatives in South-central Pennsylvania.
- Participated in Business Expos/Conferences held in Lancaster, York, Carlisle and Harrisburg.
- Participated at trade shows held in Carlisle, Lancaster and Harrisburg.

- Implemented a quarterly newsletter and updated the website, www.mtptransit.org, to provide the public with up-to-date information on the efforts of the organization.
- Made numerous presentations to local community organizations and local employers on the importance of regional rail in this area, specifically CorridorOne.

HOMELESSNESS ASSISTANCE

In an effort to combat the root causes of homelessness, the Deputy Director aggressively promulgated the City's policy to support regional efforts for fair housing choice and the identification and prosecution of predatory lenders.

Continuum of Care: The Housing Bureau provides staff and consulting services to the Capital Area Coalition Against Homelessness for the development and implementation of a regional homeless assistance strategy. This is done in cooperation with Dauphin County, the Greater Harrisburg Foundation, and the Capital Area United Way.

The regional Continuum of Care was completed on July 26, 2004. As a result, in 2004, the YWCA of Greater Harrisburg - Transitional Housing Program received \$338,701; Shalom House – After-Care Rental Assistance Program received \$229,819; and Christian Churches United (CCU) – Susquehanna Harbor Safe Haven received \$933,843.

In October 2004, preparations began for the development of the 2005 Continuum of Care.

Emergency Shelter Grant Allocations: DBHD allocated \$94,631 in FY2004 HUD Emergency Shelter Grant (ESG) funds to agencies that provide services to homeless persons and families:

Agency	ESG Funds	Purpose
Christian Churches United	\$ 54,044	Emergency Shelter Vouchers
Shalom House	\$ 31,741	Transitional Housing/women
Dauphin County	\$ 3,846	Homeless Management Information System
YWCA	\$ 5,000	Rehab of Shelter to address Code Violations
TOTAL	\$ 94,631	

PORTFOLIO MANAGEMENT

The Housing staff continued to administer the FNMA Down Payment Assistance Loan Program, which provided loans to homebuyers for the purchase of homes in Capitol Heights. Since the inception of the program in late 2000, 14 loans totaling \$82,143 have been made to Capitol Heights homebuyers. Staff monitors the collection efforts of these loans by a contracted third party, Amerinational Community Services, on a monthly basis.

Staff approved and released the annual Rental Assistance payment for Washington Square Apartments, Phase II. The payment was \$275,007 and is intended to keep rents affordable to low- and moderate-income households. It is funded with a Housing Development Action Grant originally received in the late 1980's.

A portfolio of 70 loans to homeowners, landlords and developers with an original principal value of \$851,609.10 was serviced on a monthly basis. This portfolio provides annual program income, which is used to fund additional housing activities.

The following loans were serviced including reviews of annual financial statements and audits:

Borrower	Loan Amt.
Allison Hill Assoc. I	\$335,768
Allison Hill Assoc. II	\$795,947
Hilton Hotel Corp.	\$ -0-*
Hill Café Partners	\$450,250
Washington Square Apts.	\$2,800,000
McFarland Press Assoc.	\$800,000
MLK Development Corp.	\$ 425,845
Strawberry Square Assoc.	\$ -0-*
Sylvan Heights Assoc. L.P.	\$1,163,962
Total	\$ 6,771,772

**Financial Review Only*

CONSOLIDATED PLAN

The Bureau prepared the Consolidated Plan for CDBG, HOME and ESG funding as required by HUD, receiving and evaluating proposals/budgets for 10 in-house projects/cost centers and 16 non-profit agency activities. The Bureau prepared information for, and conducted neighborhood meetings on community development needs and workshops on proposal submissions. The Bureau prepared the proposed plan and use of funds for the Mayor's consideration, for public comment, for submission to City Council and for final submission to HUD.

WAGE AND LABOR ENFORCEMENT

The Housing Bureau administered the Davis-Bacon Wage Act and Section 3 of the Housing and Community Development Act on the following projects. Several were continuing from 2003.

Project	Contractor	Amount	Complaints & Investigations	Corrections & Restitutions
Camp Curtin YMCA Elect. Renovations	Woodcock Electric Svc., Inc.	\$8,950	4	4
Camp Curtin YMCA Exterior Improvements & 2 nd Fl. Bathroom Renovations	Lacour Painting; LTC Electrical; MAR; Sutton Bros.; Tyson Fence; Zilo Construction	\$109,205	5	5
Camp Curtin YMCA Miscellaneous Interior Renovations	Key Painting & Dec.; Novinger's, Inc.; Zilo Construction	\$14,877	4	4
Camp Curtin YMCA Interior Renov. – Pool Area Ceiling Painting	Ralph E. Jones, Inc.	\$20,220	3	3
Camp Curtin YMCA Interior Renov – Installation of Bleachers	R.J. McCarvell Assoc.	\$24,500	0	0
Capitol Heights Infrastructure Impr.	Struever Rouse Homes	\$995,986	28	25
Mt. Pleasant Hispanic-American Center Elect. Renovations	BBEC, Inc.	\$21,689	7	7
Maclay St. Apartments	Struever Bros., Eccles & Rouse/Struever Rouse Homes	\$18,479,897	59	22
Central Allison Hill Comm. Center-Facility Improvements	Jackson Enterprise	\$9,800	10	10
Hamilton Health Center Walnut St. Exterior Painting	World Painting, Inc.	\$8,800	0	0
Hamilton Health Center Walnut St. New Fence	Tyson Fence Co.	\$24,471	4	4

(Wage & Labor Enforcement con't.)

Project	Contractor	Amount	Complaints & Investigations	Corrections & Restitutions
Hamilton Health Center Walnut St. New Vinyl Siding	World Painting, Inc.	\$4,900	0	0
Hamilton Health Center Walnut St. Parking Lot Resurf.	Central Penn Asphalt, Inc.	\$17,075	6	6
Hamilton Health Center Walnut St. Awning	Sign-A-Rama	\$3,362	3	3
Hamilton Health Center Walnut St. Additional Camera	Sonitrol Security Services, Inc.	\$962	3	3
Hamilton Health Center Walnut St. Dental Exhaust Fan	Spahr, Inc.	\$625	0	0
Hamilton Health Center Walnut St. WIC Floor	Shaver's Shag & Vinyl	\$5,248	0	0
Hamilton Health Center Walnut St. Exterior Sign	FastSigns	\$2,299	0	0
Mt. Pleasant Hispanic American Center Chimney Restoration	Houck & Company, Inc.	\$80,000	0	0

STAFF DEVELOPMENT

The Housing Bureau staff participated in the following training opportunities:

- Building Home: A HOME Program Primer, –January 27 - 29
- Housing Tax Credits 101, March 18-19
- Vacant Property in PA Cities and Towns, December 7
- Lead Hazard Control Grant Orientation, October –18-19
- Lead Risk Assessor training
- Leadership Harrisburg Area (Oct 2003 through May 2004)
- PHFA Annual Conference, December 15-16
- HACC Real Estate fundamentals” Fall Semester
- South Central Assembly Housing Expo, November 18
- CDBG 30 Year Anniversary Conference
- New Baldwin Corridor Community Development Workshop, May 20
- Fred Pryor One-Day Finance Seminar, May 21
- Day IDIS training, September 9-10
- Indoor Environmental Health Technology Exposition, April 2004
- PEDTA Governor’s Stimulus Package Orientation, June 1
- PHFA Affordable Housing Legal Workshop, July 22
- PA Lead Sub Grantee Workshop, August 16

BUREAU OF PLANNING

SUMMARY

The Planning Bureau collects and analyzes data regarding the City's demographics and built environment. The Bureau reviews and correlates development plans with land use and other City policies and regulations. In addition, the Bureau is the resident place of the City's Geographic Information System that partners data values with geographic representation on maps. Through recognition of this data collection, the Bureau is contacted for information or advice on land use and development by legal, real estate and business professionals as well as the public seeking assistance on a variety of issues. During 2004, Planning Bureau staff handled over 3,800 phone calls, 3,000 e-mails, and 300 walk-in requests for information and assistance.

COMPREHENSIVE PLAN

The Senior Comprehensive Planner assisted the Housing Bureau in the initial development of the City's Five-Year Consolidated Plan for Housing, reviewing the background data and strategic plan portions for content and clarity. Aspects of affordability and the new national "performance measures" that are required in the Plan were focused upon as well.

NEIGHBORHOOD PLANS

Midtown Market District: A group of existing neighborhood entities in the City's Midtown area began conversation in early 2004 around the topics of economic development and neighborhood improvement. The impetus came about as these many interested groups and individuals saw a need in Midtown to capitalize on the potential of the Third Street corridor between Forster Street, to Reily Street, and farther north, as a future destination hot-spot for retail, entertainment, and cultural activities. This group coalesced into the Third Street Corridor Initiative by the fall, and held several meetings for discussion and idea gathering.

Staff attended these meetings as both City liaison and facilitator. At year's end, the group was seeking further information about applying to the state Department of Community and Economic Development for an Elm Street Program grant. This grant would provide up to \$25,000 for the creation of a neighborhood-based plan that focused on the link between the residential areas and the Third Street commercial "downtown". Applications are accepted on a rolling basis, and it is anticipated that one will be submitted in the early spring of 2005.

South Allison Hill Neighborhood Action Strategy: City staff continues to work with the Community Action Commission, the agency handling the implementation of the plan. Planning Bureau staff monitored and collected data on City action steps for reporting purposes with the Commission.

Data called "community indicators" were gathered and provided to Penn State students regarding housing, population, and education demographics. Penn State, on behalf of the Community Action Commission, used these community indicators to identify the status of the community and its needs.

Planning Bureau staff provided zoning and land development guidance to Tri-County HDC, Ltd., toward developing a mixture of in-fill and new construction of houses and apartments.

Blight Certification and an Urban Renewal Plan for Opportunity Areas #3, the former Allison Hill Automotive site and associated land, and Opportunity Area #4, located between 17th and 18th Streets between Derry and Chestnut Streets, were prepared for and approved by the Harrisburg Planning Commission. This is the first step in a process that will include preparation of a redevelopment proposal for the Harrisburg Redevelopment Authority and final approval by City Council.

Planning Bureau staff provided value-added mapping (vacant buildings/lots, investment values, publicly owned properties, demolition sites) to aid the “Weed and Seed” teams who are identifying further action and strategies.

Uptown Neighborhood Action Strategy: Wesley Union Community Development Corporation, the designated lead agency for the strategy, began work on in-fill construction within the strategy area. Additional mapping of potential sites for redevelopment was completed.

The Maclay Street Project was assisted with zoning and land development guidance and Geographic Information Systems data, including mapping. The rental portion of the land development plan, including the revision of a street system notorious for drug traffic – to make illegal activity more noticeable and less likely – was guided through Harrisburg Planning Commission and City Council and approved in December 2003. Final plans of the rental housing’s development and the for-sale component for the project now known as Governor’s Square was guided through the land development process during 2004.

Blight Certification and an Urban Renewal Plan for the area located between 3rd and 6th Streets between Verbeke and Emerald Streets, was prepared and approved by the Harrisburg Planning Commission. This is the first step in a process that will include preparation of a redevelopment proposal for the Harrisburg Redevelopment Authority and final approval by City Council.

CURRENT PLANNING

The Bureau of Planning coordinates the review of all land development applications to the City with the City Engineer, Assistant Codes Administrator, Fire Bureau, and Police Bureau and, when necessary, with the Dauphin County Planning Commission and other City or County agencies.

The Bureau staffs the Harrisburg Planning Commission (HPC), the Harrisburg Architectural Review Board (HARB), and the Zoning Hearing Board (ZHB). Staff prepares reports to assist these boards and commissions in making decisions.

Bureau staff is actively involved in City Council committee meetings when HPC or HARB forwards subdivision/land development, conditional use, zoning amendment or historic district permit requests for City Council action. Following City Council action, staff reviews the final documents to ensure full compliance with the City’s approval.

The Bureau reviewed requests for easements over the public rights-of-way in 2004. A number were for allowing ramps or other devices to help businesses comply with requirements of the American with Disabilities Act.

PLANS AND PERMITS UNIT

The Plans and Permits Unit provides an efficient and coordinated development application review. The Unit consists of City planners, building code administrators, engineers, and representatives of the Fire and Police Bureaus. Members meet every week to review proposed and current developments and applications for special exceptions, variances, subdivisions, land development projects, conditional uses, historic district applications, and building and zoning permits. Many meetings involve a presentation and discussion with potential developers, which allow a better understanding of requirements and project, needs for both the public and private sector persons.

In 2004, 49 cases were discussed by the Plans and Permits unit with overwhelming positive response from applicants on the usefulness of the meeting³.

HARRISBURG PLANNING COMMISSION

HPC members for 2004 included Joseph Alsberry (Chair), Vern McKissick III (Vice-Chair), Ray Cunningham, Leon Czikowsky, Denise D'Addario, J. Alex Hartzler, and Ronnie Shaeffer.

The Harrisburg Planning Commission (HPC) reviewed 69 applications:

Land Development Plans	10
Subdivisions.....	4
Planned Residential Development	0
Conditional Uses.....	0
Street Vacations	2
Major Easements	0
Special Exceptions/Variances.....	21
Blighted Property Re-use Certifications	32
Zoning Amendments	0
TOTAL	69

³ Some cases were combined cases, such as special exceptions and land development plans, or special exceptions and variances; thus causing a discrepancy between the total number of cases listed above and the total listed in the next section. Combination applications were divided into their respective categories in the Harrisburg Planning Commission section.

HARRISBURG ARCHITECTURAL REVIEW BOARD

HARB members for 2004 included: William Fontana (Chair), Kristin McKissick (Architect and Vice Chair), Paul Bahn (Realtor), Art Emerick (Assistant Codes Administrator), Joseph DiComo, Michael Snyder, and Dudley Smith.

During 2004, 55 historic district applications were reviewed by the HARB with an additional five being withdrawn by the applicant prior to completion of the review. Cases involved the following matters as indicated below:

Repair and renovations.....	37
New construction	2
Additions and enclosures	4
Fences	8
Signs and Awnings	9
Accessibility.....	4
Demolition	4
Murals	0
Surface parking lots	2
Parking structures.....	0
Statues and monuments.....	0
Total	70

- HARB approved 52 applications, agreeing with staff 98% of the time.
- City Council approved 52 applications, agreeing with HARB 100% of the time.
- City Council did not overturn any of the three denials issued by HARB in 2004.
- In addition to these board-reviewed applications, the Planning Bureau staff also reviewed and approved 92 applications for in-kind repair or replacement in the municipal historic districts.

HARRISBURG ZONING HEARING BOARD

- During 2004, the members of the Zoning Hearing Board were Marian Frankston (Chair), Angela Watson, and David Wise. James Cowden served as legal counsel.
- The Zoning Hearing Board made 27 decisions regarding variances and special exception applications.

ENVIRONMENTAL AND HISTORIC REVIEW

- The Planning Bureau obtained clearance from the Pennsylvania Historic and Museum Commission and the Advisory Council on Historic Preservation for the demolition of 146 buildings. Section 106 of the National Historic Preservation Act of 1966, as amended, requires that all federally assisted building demolition projects receive clearance from the State on their potential impact upon historic and archaeological resources. It is important to note that the City reluctantly demolishes structures; given the heritage it so embraces. These demolitions are to remove blighting conditions that will otherwise lead to the deterioration of other nearby structures and the important neighborhoods the Administration seeks to revitalize.
- The National Environmental Policy Act of 1969 requires that all federally assisted projects must receive an environmental review and clearance. Most of the City's federally funded programs have received multi-year clearances that are annually reviewed by the Planning Bureau and HUD for compliance.
- The Bureau also reviewed and cleared the Harrisburg Housing Authority's 5-Year Plan for fiscal Years 2003-2007 and Annual Plan for fiscal year 2003. The plans set out the strategic goals and action steps for the agency to meet its mission.

ACCESSIBILITY GUIDELINES

The Planning Bureau began working with the Center for Independent Living on a document for public release, indicating both in narrative and photographic form various methods of making buildings more "visitable." The intention of the document is to ensure fair treatment of all persons, by helping property owners consider the most efficient ways to have their entrances accessible to all persons. Business owners may use the document to ensure their entrance is accessible and not miss out on additional commerce that may not currently be able to access their site. The initial draft was completed at the end of 2004, with editing and final photographs to be completed in 2005. Adoption is set for 2005 in time for the 15-year anniversary of the Americans with Disabilities Act.

REGIONAL PLANNING

Planning Bureau staff advocates City policies encouraging equitable and sound development in various regional planning activities. Staff participated in:

- Tri-County Regional Planning Commission (TCRPC)
- Harrisburg Area Transportation Study (HATS), the Metropolitan Planning Organization for transportation issues and projects
- South Central Assembly for Effective Governance's Land Use and Growth Management Advisory Committee
- Pennsylvania Planning Association, including Chairing the 2004 PPA Conference Committee
- 10,000 Friends of Pennsylvania Policy Committee
- Paxton Creek Watershed and Education Association

WALNUT STREET CORRIDOR STUDY

The Planning Bureau is acting as the lead agency in a multi-municipal effort between the City, Penbrook Borough, and the Townships of Susquehanna and Lower Paxton, to gain funding and oversee a study of the road corridor involving the roadway which carries much traffic through the four municipalities, known alternately as State Street, Walnut Street and Jonestown Road. The study will provide recommendations on economic development, safe and efficient traffic movements, and aesthetic improvements. Existing planning activities, including the Penbrook Main Street program and Progress Avenue/Walnut Street intersection project in Susquehanna Township, will be vital starting points.

A \$300,000 funding scheme that will ultimately produce a 30-1 match of local funds (\$2,500 per municipality) has been devised, and grant applications will be submitted in early 2005 to the following:

- Dauphin County, Intergovernmental Cooperation Grant Program, \$12,500
- Federal Highway Administration, Unified Planning Work Program, \$80,000
- Pennsylvania DCED, Community Revitalization Program, \$72,500
- Pennsylvania DCED, Land Use Planning and Technical Assistance Program, \$125,000

The project's 14-member Steering Committee will be devising a Scope of Services for the Request for Proposals, to be distributed in early 2005. A consultant will be chosen in June, with project commencement in July. An 18-month timeframe is envisioned.

HARRISBURG HISTORY PROJECT AND WALKING TOUR

- The Harrisburg History Project Outdoor Exhibit System was completed in 2004. The system consists of 113 outdoor pedestals on which are affixed fiberglass surfaced layouts with photographic and narrative information describing historic buildings and sites. Eight separate districts with points of interest were demarcated for the City. The Planning Bureau has assisted the City's consultant in reviewing sites, and preparing graphics for the pedestals and accompanying brochures.
- The Planning Bureau, under the direction of the City's consultant, created maps for use on companion pedestals, showing the various walking tour districts' boundaries and the location of further points of interest within each district. All maps have been installed on outdoor mounted frames.

Additionally, the Planning Bureau has continued to work with the consultant and City Engineer on the expansion of way finding signs, assisting visitors to find destination points throughout the City. Work was completed on design of signs within Reservoir Park leading to the National Civil War Museum.

The Planning Bureau, in working with the City's consultant, also prepared site location maps to be included in a publication prepared by the Harrisburg Public Arts Advisory Board which features monuments and memorials citywide. The publication is presently in its final draft subject to review by the Mayor.

GEOGRAPHIC INFORMATION SYSTEM

The Geographic Information System is an electronic database that can be used to match “values” of information – population, property status, utilities, regulatory districts, neighborhoods and much more – to geographic locations throughout the City. This allows data to be spatially evaluated to identify trends, problems, and opportunities.

- The GIS Manager created flood maps during the flooding caused by Hurricane Ivan. These maps were used by both City staff and outside agencies both during and after the flood.
- The GIS Manager set up the Dialogic Community Calling System so that it could be used by Pennsylvania Task Force One to notify their emergency personnel of activations.
- The City received over \$1,700 through new GIS utilization fees enabled the City to sell GIS data to outside agencies in 1250-foot by 1250-foot grids.
- The GIS Manager installed ArcExplorer, a free GIS viewer from ESRI, on computers in the Water Bureau and Traffic Shop, as well as for the Codes Enforcement Officers in the Bureau of Codes. . Training was provided for the staff.
- Updated the City’s District Justice Boundary map and provided variations to the District Justices, Communication Center, patrol officers, and Codes Enforcement Officers.
- The engineering firm of Skelly & Loy continued to assist the Planning Bureau in the operation, maintenance and update of GIS information, and providing technical support to the Office of the City Engineer in maintaining an on-line street-cut permit application that they developed. Skelly & Loy also continued coordinating a joint effort by the City of Harrisburg and the Borough of Steelton with the County of Dauphin to electronically transfer real estate information between GIS and computer systems. In doing so, a more efficient and less costly way of doing governmental work will be established at both local and county levels.
- The GIS system was used to prepare:
 - Crime and traffic accident maps for the Bureau of Police and the District Attorney’s office;
 - Maps for grant applications and planning purposes for DBHD;
 - Maps of projects and flood information;
 - Maps to better manage the disposition of City-owned properties; and
 - Routine mapping requests from other bureaus and the public.
- The GIS manager handled over 100 requests from the public and 500 requests from governmental agencies during the past year.

COMMUNICATIONS

Publications: The Communications Officer researched, wrote and designed a number of informational publications including the department newsletters *Community Link*, (formerly *Community Ink*) and *Contractor Quarterly*. *Community Link* expanded coverage of DBHD efforts to build neighborhoods. Department support of non-profit groups was highlighted. In addition, articles on neighborhood history were introduced as a regular feature. *Community Link's* average size was eight to 12 pages. *Contractor Quarterly* now features lists of contracts awarded as well as contacts for funding recipients. A special focus on lead contractors was also added. *Contractor Quarterly's* average size was four to eight pages. The unit also continued to review update department brochures and guides.

Real Estate/Housing Program Marketing/Advertising: Thanks to the success of the previous year's advertising campaign, the unsold housing inventory dropped to a manageable level. As a result scaled-down flyers were developed to advertise HOP homes and houses built or rehabbed by sub-recipients. Newspaper advertisements were updated and placed for the opening and closing of the HIP program.

Consolidated Plan Meetings: Advertising and informational materials were updated for the CDBG Public Meetings, held in February 2004. Displays, graphics and PowerPoint presentations and technical support was provided for Harrisburg City Council meetings at which CDBG funding was discussed in June of 2004.

Zoning Guides: The Communications Officer continued development of new Guides to the Harrisburg Zoning Board. The five guides will visually identify districts and uses designated within a proposed comprehensive rewrite of the Harrisburg Zoning Code. Guides are color coordinated with the proposed Harrisburg Zoning Map.

FAQs: Three *Frequently Asked Questions* flyers were published on the subjects of Building Permits, The New State Health Code and Temporary Banners. Work was begun on a FAQ's on Decks and Building in the Flood Plane.

Enterprise Community Pictorial Report: The Communications Officer began work on a pictorial report outlining the success of the Enterprise Community Program over the past ten years of funding. Publication is expected in early 2005.

Snapshots of Success: The Communications Officer continued work on Snapshots of Success, a pictorial history of DBHD activities over the past 22+ years. Publication is expected in 2005.

Photo Library: The Communications Officer continued to photograph the progress of new construction and rehabilitation of buildings and projects in the City.

Special Events and Other Projects: New "Stomp the Dinosaur" materials for the 2004 Lead Paint Awareness Campaign were developed. The Communications Officer and the Public Health Nurse met with representatives from the Harrisburg School District Early Intervention Program to bring the lead poisoning message into the Harrisburg schools. A Mayoral press conference was held at Foose Elementary School during Lead Poisoning Awareness Month showcasing the Lead Awareness Program. A second event was also sponsored at Melrose Elementary School. The Communications Officer recorded a special tape to be used with the STOMP mascot costumed visits, photographed STOMP and the Public Health Nurse at local Day Care Centers where Lead Poisoning Awareness presentations were made.

A “Healthy Communities Walking and Bus Tour” of Downtown, Midtown, Riverfront Park and City Island Was presented by the Communications Officer as a mobile workshop at the PPA Conference held in October.

A presentation outlining the effective use of PowerPoint was developed and also presented at the PPA Conference. The Communications Officer also photographed community development projects and events; and produced housing development project signs, and forms.

- **Assistance to Other Departments:** The Office of Budget was assisted in the design of covers for Annual Budget Documents. The Communications Officer also assisted the Office of the Mayor with technical support, photography and graphic services.
- **Department Communications:** The Communications Officer prepared flyers, calendars, lists and notices for inter-department use.

STAFF DEVELOPMENT

In 2004, Planning Bureau staff participated in the following training opportunities:

- Pennsylvania Planning Association Conference – Harrisburg, November 7-9
- Pennsylvania Vacant Property Conference, December 07, 2004
- Penn State Data Center Census Workshop, October 07, 2004
- Pennsylvania Geographical Society Annual Conference November 06, 2004; co-organized and co-led a bus tour of the City, focusing on development patterns, historic preservation, and environmental interactions.
- South Central Assembly for Effective Governance’s Fall Summit, HACC, October 14, 2004.
- Presenting Data and Information with Edward Tufte, Philadelphia - July 29, 2004
- Old Buildings in the New Economy Seminar, York, March 12, 2004.
- HUD Orientation to Environmental Assessment, Chicago, IL – August 30 - September 3, 2004.
- PHMC HARB Workshop, Harrisburg, October 30, 2004.

Bureau of Codes

Property Inspections

In 2004, the Bureau of Codes took aggressive measures to achieve compliance with City codes. The Bureau:

- Served 86 housing warrants on 19 individuals.
- Initiated one Public Nuisance Misdemeanor charge with the Dauphin County District Attorney's Office to force the abatement of violations on two properties.
- Responded to 2,853 complaints that evolved 4,812 specific violations. Of the violation noted, 2,391 violations were brought into compliance arriving at a 49% compliance rating.
- Issued 1,218 citations to property owners who failed to correct violations
- Placarded 2,525 properties as unfit for human habitation inclusive of water termination placards.
- Conducted 3,775 inspections for multiple types of permits.
- Issued 144 condemnation orders.
- Brought 2,391 violations or properties into compliance; (compliance includes buyers and rental inspections).
- Inspected three properties following drug raids, resulting in two being brought into compliance within 30 days.
- Conducted 1,927 Rental Inspections.
- Conducted 2,389 Buyer's Notification Inspections.
- Conducted 28 Rooming House Inspections.

Staff Assistance and Accomplishments

- The codes bureau staff responded to 18,668 phone calls.
- The codes staff responded to 3,796 walk-ins.
- The Codes Administrator assisted the Governor's Office of Housing and Community Revitalization in developing a pilot program to launch a first time codes office in the town of Brownsville, PA, as well as other legislative matters.
- The Codes Administrator assisted the Legislative Budget and Finance Committee in developing new blight legislation pursuant to House Resolution 740.
- The codes office attended Weed and Seed meetings in an effort to develop strategies in launching codes initiatives and obtaining grant funds for cleanups, targeted enforcement and demolition of vacant structures.
- The Assistant Codes Administrator provided consulting and technical assistance on a myriad of projects that included but was not limited to, the city school projects, Maclay Street housing project and Capital Heights project.
- The Health Officer continued to consult with the Dauphin County Health Improvement Partnership towards the formation of a Public Bureau of Health.
- The Health Officer served on the HCAP Grant Steering Committee and the Harrisburg Foundation Steering committee for the Adventis Diabetes grant, both of which were direct results of the Mayor's Healthcare Task Force.
- Combined, the HCAP Grant and Adventis Grant will result in a 1.5 million plus investment in the healthcare infrastructure, with the majority directly benefiting Hamilton Health.

- The Health Officer continued as the contact for Mission of Mercy, non-profit healthcare provider providing no-cost medical care, prescriptions and dental care to some of our most at-risk citizens.
- The Health Officer convened an inner-bureau effort in facilitating consolidated licensing for the city. This significantly increased annual revenues for business licenses.
- The Codes Enforcement Officers continued to meet with the Community Action Committee in addressing adverse conditions on Allison Hill.
- Codes Enforcement Officers conducted 20 block walks in city neighborhoods.
- The Codes Administrator assisted a Penn State student, providing information for a thesis regarding urban development.

Demolition Program

- During the fourth full year of operation of the In-House Demolition Program, a total of 33 dilapidated structures were demolished.
- Based on the current cost analysis associated with city demolition, the city maintains substantial savings compared to bidding out demolition to private contractors.
- The total demolition costs were \$399,568, including some work to private contractors.

Demolition Address	Cost
1. 1245 Kittatinny Street	\$21,245
2. 323 S 15 th Street	\$13,500
3. 414 S 13 th Street	\$7,835
4. 416 Buckthorn Street	\$7,079
5. 415 S 13 th Street	\$10,059
6. 1401 May lower Street	\$8,500
7. 1403 Mayflower Street	\$8,500
8. 1405 Mayflower Street	\$8,500
9. 1407 Mayflower Street	\$8,500
10. 1424 Derry Street	\$10,913
11. 1426-28 Derry Street	\$37,929
12. 37 Linden Street	\$32,000
13. 1408 Market Street	\$14,472
14. 1410 Market Street	\$9,296
15. 1412 Market Street	\$9,009
16. 1414 Market Street	\$16,535
17. 89 N 16 th Street	\$6,649
18. 81 N 16 th Street	\$10,033
19. 79 N 16 th Street	\$8,602
20. 77 N 16 th Street	\$10,189
21. 43 N 16 th Street	\$19,830
22. 41 N 16 th Street	\$13,104
23. 39 N 16 th Street	\$17,520
24. 2136 N 7 th Street	\$9,413
25. 2134 N 7 th Street	\$8,411
25. 1161 Market Street	\$6,419
26. 1163 Market Street	\$6,633
27. 552 Curtin Street	\$23,833
28. 1524 N 5 th Street	\$9,284

29. 400 Reily Street	\$6,526
30. 400 ½ Reily Street	\$5,795
31. 402 Rely Street	\$7,443
32. 404 Rely Street	\$6,012
TOTAL	\$399,568

Abandoned Vehicles

- 62 vehicles, most of which are stolen or having owners with multiple warrants, were removed under the Bureau of Codes Health Code provisions in cooperation with the Police Bureau's Abandoned Vehicles Unit.

Neighborhood Mitigation and Penalty Fund

- The Neighborhood Mitigation Fund that allows for a \$25.00 fee to the City for every guilty verdict rendered by a District Justice for a code violation. The fund has been used directly to eliminate neighborhood nuisance problems that include the cleaning and sealing of vacant properties, and alleyway lot clean-ups.
- 74 structures were cleaned and sealed and 94 site cleans up were conducted throughout the year utilizing existing penalty fee funds

Capital Corridors

- The Bureau of Codes has systematically inspected 100 properties of the designated Capital Corridors properties.
- 121 permits were issued for residential repairs and alterations, with a construction value of \$952,953 and 58 permits were issued for repairs and alterations to commercial properties with a construction value of \$7,501,718.

Citizen Inspection Program

- The Citizen Inspection Program empowers citizens to take direct action to improve their neighborhoods by training volunteers to notify property owners to correct exterior code violations. If the violations are not corrected by a specified date, the citizen inspector turns the notification over to the Bureau of Codes.
- 104 persons have been trained to be citizen inspectors since the program began.

Health Inspections & Initiatives

In 2004, the Health Officer:

- Investigated 52 confirmed cases of child lead poisoning reported to the Bureau, five of them being new for 2004.
- Inspected 140 public eating and drinking establishments, of which 52 involved new establishments and/or new management.
- Continued as primary contact with the STD-HIV Taskforce and the State Department of Health to fund sexually transmitted disease services to the teen and adolescent health clinics in Harrisburg. The Health Officer served as an intermediary to ensure coordination and communication within the school district.

- Attended meetings with various agencies that target health care issues, such as: the Department of Public Welfare regarding daycares, Department of Health, Department of Education, Hamilton Health, Pinnacle Health, Pennsylvania Liquor Control Enforcement, Dauphin County, Messiah College, Adventis Pharmaceutical Foundation, Harrisburg School District, and the Department of Agriculture.

Building Permits

- The Bureau of Codes issued 1,866 building permits for residential and commercial work, representing \$161,312,600 in construction costs.
- Building permits were issued for major projects, including:

Project	Construction Value
Market Square Plaza	\$15,000,000
Capitol Complex	\$10,867,435
John Harris High School	\$3,363,302
Blackberry Building / Chestnut Street	\$2,525,600
Franklin Elementary School	\$5,530,017
Camp Curtin School	\$14,292,727
Scott Elementary School	\$1,414,000
Harrisburg Polytechnic Institute	\$8,648,286
Pinnacle Hospital	\$8,998,000
Harrisburg Housing Authority	\$1,144,000
Harrisburg Area Community College	\$5,100,000
Dauphin County General Authority	\$549,000
TOTAL	\$77,432,367

Revenues Collected

The Bureau of Codes collected \$2,545,838 in revenues for planning and codes services:

# Of Permits	Type of Permit	Permit Value
2,389	Buyer Notification Applications	\$123,625
1,866	Building Permits	\$1,501,915
1,279	Electrical Permits	\$165,035
415	Fire Prevention Code Permit	\$28,299
2,009	Zoning Permits	\$210,856
90	Demolition Fees	\$17,430
935	Health Licenses	\$79,000
381	Plumbing Permits	\$58,413
2,381	Rental Inspection Applications	\$70,860
28	Rooming House Permits	\$6,095
11	Hsng. Code Bd. of Appeals Cases	\$1,400
1	Special Permit Fees	\$25
162	Flood Plain Certifications	\$4,072
	License Examination Fees	\$6,205
93	Dumpster Permit Fees	\$4,685
	Low Voltage Electrical Permits	\$12,608
	DJ Code Fees/Fines	\$94,985

	Zoning Hearing Board Fees	\$6,550
	Planning Fees	\$14,508
2,286	License Renewal Fees	\$115,450
	Code Inspection Services	\$6,640
	Emergency Order Liens	\$8,299
	Demolition Liens	\$5,760
	Sale of Publications, Maps	\$1,795
	Other DBHD Revenue	\$1,328
Total		\$2,545,838

Housing Code Board of Appeals

- The Building and Housing Code Board of Appeals board members were Camille Erice, John Staz, David Wise, Margaret Danner, Carolyn Keys and James Cowden is the board solicitor.
- The board heard 11 cases during the year. Cases involved seven condemnation orders, three building code violation and one rent withholding notice. In all cases the board supported the City's position.

Health Board

- The Health Board members were Dr. Daniel Ian Weber, Ms. Frederika McKain, Dr. Dana Kellis, Dr. Lonnie Fuller and Mrs. Rebecca Emerick. The Health Officer was the liaison for the board.
- The board heard 2 appeals this year. One regarding lead-abatement and the other regarding the presence of debris that has the likelihood of breeding the West Nile Virus. The board supported both cases.
- The board continues dialog in regards to the numerous medical challenges facing the City. In addition, they are involved in the review of potential regulation and/or legislation.

Plumbing Board

- The Plumbing Review Board issued 793 licenses. Board members were Terri Martini, George Hiddeman, and John Brinjac.
- No appeals or licensing issues occurred during this reporting year.

Electrical Board

- The Electrical Code Advisory Board issued 1,737 electrical licenses. Board members were Terri Martini, Dudley Smith, Michael Duval, Kevin Baum, Bruce Hartman, James McKamey and Timothy Kurland.
- No appeals or licensing issues occurred during this reporting year.

STAFF DEVELOPMENT

The Bureau of Codes staff participated in the following training opportunities:

- Master Code Professional Certification
- Building Code Certification
- Fire Sprinkler Certification
- Electrical Certification
- Mechanical Certification
- Accessibility Certification

FINANCIAL ANALYSIS SUMMARY
2004 BUDGET

2004 Expenditures	Budget	Actual
0134 Office of the Director		
Personnel Services	\$93,023	\$91,299
Operating Expenses	\$ 1,016	\$ 800
Capital Outlay	n/a	n/a
Totals	\$94,039	\$92,099
0135 Bureau of Planning		
Personnel Services	\$242,212	\$188,203
Operating Expenses	\$ 16,140	\$ 19,490
Capital Outlay	n/a	n/a
Totals	\$258,352	\$207,693
0137 Bureau of Codes		
Personnel Services	\$856,969	\$847,749
Operating Expenses	\$ 57,305	\$ 40,321
Capital Outlay/Non-expend. Items	n/a	\$ 2,446
Totals	\$914,274	\$890,516
Total Department of Building & Housing Development⁴		
Personnel Services	\$1,192,204	\$1,127,246
Operating Expenses	\$ 74,461	\$ 60,612
Capital Outlay	n/a	\$ 2,446
Total Expenditure	\$1,266,665	\$1,190,304

⁴ Excludes Bureau of Housing's direct (service delivery) costs for federal, state and other grant programs.

(Expenditure Analysis Summary, Continued)

2004 Expenditures ⁵	Budget	Actual
Bureau of Housing Development (Federal Entitlement Fund)		
Personnel Services	\$826,454	\$538,189
Operating Expenses	\$ 66,000	\$ 22,859
Capital Outlay	n/a	n/a
Total	\$892,454	\$561,048

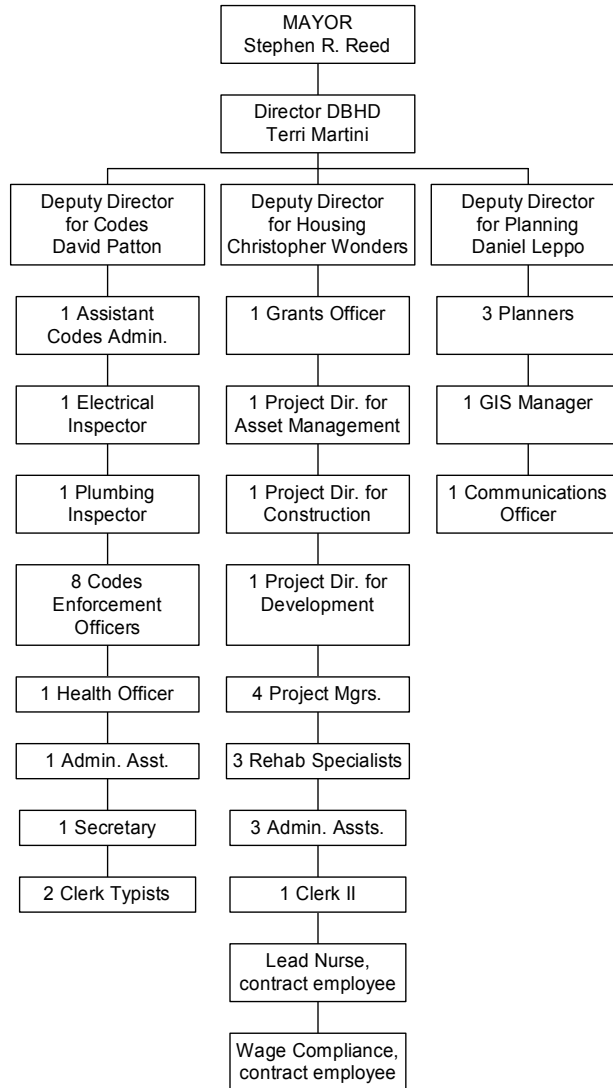
2004 REVENUE – DEPARTMENT OF BUILDING & HOUSING DEVELOPMENT

Community Development Block Grant Program (CDBG)	\$2,537,000
Emergency Shelter Grant Program (ESG).....	\$94,631
Home Investment Partnerships Program (HOME).....	\$649,000
EDI Special Projects.....	\$450,000
CDBG Program Income (PY 2003 – 2004).....	\$644,449
HOME Program Income (PY 2003 – 2004).....	\$65,877
Temporary Assistance for Needy Families (TANF) (PY 2003 – 2004)....	\$220,000
Maternal & Child Health Block Grant (PY 2003 – 2004).....	\$450,000
Planning – Fees	\$16,303
Zoning Hearing Board Fees.....	\$6,550
Health Fees	\$79,000
All other inspections, permits, licenses, fees & fines	\$2,443,985
Total Revenue	\$7,656,795

⁵ October 1, 2003 – September 30, 2004

DBHD ORGANIZATIONAL CHART

DBHD Organizational Chart



2004 STAFF POSITIONS

Office of the Director		Date of Employment
Theresa A. Martini	Director the Dept. of Building & Housing Development	05-01-89
BUREAU OF HOUSING		
Christopher Wonders	Deputy Director for Housing	10-13-99
Brendon Booz	Grants Officer	01-01-01
Ray Burnett, Sr.	Rehab Specialist	07-16-79
Edward Culton	Rehab Specialist	2-23-76
Bryan Davis	Project Director for Construction	08-05-02
Christine M. Howe	Project Manager	08-04-80
Carol Lark (contract empl.)	Wage & Labor Enforcement	
Darrell Livingston	Project Manager	09-21-98
Pamela Mari	Administrative Assistant	06-07-93 <i>(resigned 04-04)</i>
Karen Orlando (contract empl.)	HUD Nurse Coordinator	
Kathleen Quenzer	Clerk II	04-24-78
Kari Reagan – Bushey	Administrative Assistant	11-01-04
Judith Roman	Administrative Assistant	05-22-78
Florinda Smith	Administrative Assistant	02-04-80
Raymond Spencer, Jr.	Project Director for Construction	11-16-92
Mark Stone	Project Director for Asset Manager	07-02-01
Steven Thompson	Rehab Specialist	11-16-81
Kathy Possinger	Project Manager	11-12-02
Jason Tribue	Real Estate Manager	11-01-03
BUREAU OF PLANNING		
Daniel C. Leppo	Deputy Director for Planning	09-20-93
Michael Elabarger	Senior Comprehensive Planner	06-28-04
Beth Ellis	Urban Planner	09-03-02
Donald Helms	GIS Manager	11-05-01
Christian Mostert	Urban Planner	08-01-02 <i>(resigned 08-04)</i>
Charles Schultz	Communications Officer	12-10-01
Lauryn Zumbrun	Shippensburg University Intern	05/18/04 – 07/01/04
Nathaniel Cushman	Messiah College Intern	09/14/04 – 12/02/04

BUREAU OF CODES		
David E. Patton	Deputy Director for Codes	07-17-95
Arden T. Emerick	Assistant Codes Administrator	12-4-00
Craig Sherrick	Health Officer	7-30-01
Mary Bellamy	Administrative Assistant II	12-11-78
William Garber	Codes Enforcement Officer	2-16-99
Earl Dieffenderfer	Codes Enforcement Officer	05-16-94
Joseph Farrell	Codes Enforcement Officer	06-27-94
George Hiddemen	Plumbing Inspector	05-12-72 (<i>retired 12-17-04</i>)
Charles Jenakovich	Codes Enforcement Officer	08-17-87
Darryl Restagno	Codes Enforcement Officer	08-12-02
William Meyer	Electrical Inspector	05-10-76
Patricia Stewart	Clerk Typist/Data Entry	09-16-80
Betty Thompson	Secretary	06-16-80
Joseph Vajda	Codes Enforcement Officer	08-17-87
Lucille Walker	Clerk Typist/Data Entry	12-20-76
Don Fure	Codes Enforcement Officer	10-27-03
Samantha Evans	Codes Enforcement Officer	4-8-03

BOARDS AND COMMISSIONS

DBHD provides staff support for the following boards:

Director	Housing	Codes	Planning
<ul style="list-style-type: none"> Enterprise Consortium 	<ul style="list-style-type: none"> Vacant Property Reinvestment Board (VPRB) 	<ul style="list-style-type: none"> Building and Housing Code Board of Appeals Electrical Code Advisory Board Plumbing Review Board Board of Health and Mayor's Health Care Task Force 	<ul style="list-style-type: none"> Harrisburg Planning Commission (HPC) Zoning Hearing Board (ZHB) Harrisburg Architectural Review Board (HARB) Gateway Health Plan's Capital Region Health Advisory Task Force

PROFESSIONAL AND COMMUNITY MEMBERSHIPS

DBHD staff are members of the following boards, committees and organizations:

- 10,000 Friends of Pennsylvania Policy Committee
- American Planning Association
- Affordable Housing Trust Fund Advisory Board
- Building Officials and Codes Administrators (BOCA)
- Commonwealth of PA Regional Housing advisory Council
- Community Building Campaign
- Capital Area Coalition against Homelessness, Coordinating Committee
- Capital Area Sanitation Association (CASA)
- Capitol Area Transit (CAT) Planning Symposium
- Citywide Health Task Force
- Citizens Statewide Task Force on Vacant Property Reclamation
- Collaborative for a Healthier Harrisburg
- Dauphin County Collaborative Board
- Dauphin County Health Improvement Partnership Board (a PA Dept. of Health sponsored program)
- Dauphin County STD/HIV Task Force
- Early Childhood Training Institute
- Elm Street Program Advisory Committee
- ENVISION Capital Region Government Foundations Team
- Enterprise Consortium
- Greater Harrisburg Arts Council
- HACC Center for Technology & Arts Building Committee
- HACC Industrial Trades Advisory Committee
- Hamilton Health's HCAP Grant Steering Committee
- Harrisburg Area Transportation Study (HATS) Metropolitan Planning Organization
- Harrisburg Electrical Board
- Harrisburg Foundation's Adventis Pharmaceutical Foundation Diabetes Grant Steering Committee
- Harrisburg Housing Authority
- Harrisburg Plumbing Board
- Harrisburg Redevelopment Authority (Chair)
- Harrisburg Regional Chamber Leadership Harrisburg Area
- Harrisburg Rotary
- Harrisburg School District Safe Schools Health Students Steering Committee
- Health Care Task Force
- Historic Harrisburg Association

- Keystone Area Council Scoutreach Committee
- Keystone Opportunity Zones – Administrators Committee
- Local Housing Options Team
- Mayor’s Citywide healthcare Taskforce
- New Baldwin Corridor Coalition
- NAHRO - National Association of Housing and Redevelopment Organizations
- PAHRO - Pennsylvania Association of Housing and Redevelopment Authorities
- National Association of Local Boards of Health (NALBOH)
- National Trust for Historic Preservation
- PaMAGIC (statewide GIS association)
- Paxton Creek Roundtable
- Paxton Creek Watershed and Education Association
- Pennsylvania Association of Notaries (PAN)
- Pennsylvania Building Officials Conference (PENBOC)
- Pennsylvania Coalition Urban Codes Administrators
- Pennsylvania League of Cities and Municipalities Representative to Food Employee Certification Advisory Board of the PA Department of Agriculture
- Pennsylvania Planning Association
- Pennsylvania Statewide Childhood Lead Poisoning Elimination Plan Work Group
- Preservation Pennsylvania
- Regional Housing Advisory Committee (a PA Dept. of Community & Economic Development sponsored program)
- Safe Schools – Healthy Students Grant Steering Committee
- Southern Gateway Steering Committee
- South Allison Hill Weed & Seed, Housing sub-committee (Chair)
- South Central Assembly for Effective Governance Housing Committee
- South Central Assembly for Effective Governance Predatory Lending Task Force
- South Central Assembly for Effective Governance Land Use Growth Management Committee
- Statewide Childhood Lead Poisoning Elimination Plan Working Group
- Tri-County Regional Planning Commission (TCRPC)
- Tri County Housing Board of Directors (Advisor)
- United Way Allocation Committee
- Urban Land Institute
- Urban Studio Task Force
- URISA – Urban & Regional Information Systems Association (national GIS association)
- Vacant Property Reinvestment Board (Chair)
- Walnut Street Corridor Study Task Force
- Ways to Work
- Weed and Seed Assistance for Impact Delegation (AID) Team

- Weed and Seed Housing and Neighborhood Development Subcommittee (Chair)
- Weed and Seed Health Committee Member